



£240,000

Conway Drive, Shepshed LE12 9PN

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01509 270 010


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Step Inside

Key Features

- NO UPWARD CHAIN
- Semi Detached Property
- Three bedrooms
- Open Plan Kitchen/Diner
- End Plot Enclosed Garden
- Garage
- Driveway
- Great Location

Main Particulars

Frobishers Sales and Lettings are delighted to bring to the market this three-bedroom, semi-detached property with no upward chain. Situated on Conway Drive, Shepshed, Leicestershire, within walking distance of Oxley primary school, excellent transport links and only just a few steps away from the countryside.

In Brief: Entrance Hall, lounge, large open plan kitchen/diner, upstairs are three bedrooms with family bathroom.

Outside: Off road parking, enclosed garden, shed, water tap, access into garage.

ENTRANCE HALL - Composite double glazed front door into entrance hall with stairs off to first floor, radiator, wood floor covering and door into lounge.

LOUNGE - 13' 8" x 12' 6" (4.19m x 3.83m) Double glazed bay window to front elevation, radiator, wood effect flooring and door leading into kitchen.

LARGE KITCHEN/DINER - 23' 3" x 16' 7" (7.10m x 5.06m) Fitted with a range of wall, base and drawer units with laminate work surfaces, sink drainer, gas hob, electric oven, extractor hood, under-counter space and plumbing for washing machine and dishwasher, wood flooring, large breakfast bar, with Upvc double glazed French door leading out into the garden.

BEDROOM ONE - 12' 6" x 10' 2" (3.86m x 3.1m) Double glazed window to front elevation, carpet flooring and radiator.

BEDROOM TWO - 11' 1" x 8' 7" (3.4m x 2.64m) Double glazed window to rear elevation, radiator and carpet flooring.

BEDROOM THREE - 9' 0" x 6' 10" (2.74m x 2.08m) Double glazed window to front elevation, carpet flooring and radiator.

FAMILY BATHROOM - 8' 8" x 6' 7" (2.71m x 2.05m) Fitted with a three piece suite comprising w.c., wash hand basin, bath with shower over, shaving point, ceiling spot lights, radiator and double glazed window to rear elevation.

GARAGE - 22' 9" x 11' 4" (7.00m x 3.50m) with access via the main house, 'up and over' garage door, power, light and personnel door to the rear allowing access to the garden. Just off to the left is a WC and Worcester Boiler.

OUTSIDE - To the front of the property is a driveway providing off road parking with grassed area and mature borders and hedging. To the rear of the property is a lawn garden, mature borders, shed, and water tap.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Telephone: 01509 270 010



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