



£235,000

Forest Street, Shepshed LE12 9DA

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- NO UPWARD CHAIN
- Semi Detached Property
- Three Bedrooms
- Lounge/Dining Room
- Enclosed Garden
- Separate Garage
- Off Road Parking
- Ideal Location
- Close to schools
- Great Transport Links

Main Particulars

Frobishers are delighted to offer for sale, with no upward chain this three bedroom semi-detached property on Forest Street, Shepshed. This property is close to the local primary school and high school. It also offers close proximity to the shops and transport links.

In brief, the property comprises of: Porch, entrance hall, living/dining room and kitchen on the ground floor. To the first floor there are three bedrooms, bathroom and separate WC. There is a driveway to the side of the property leading to the rear garage and enclosed garden.

Ground Floor -

Porch - uPVC front door leading to the entrance hall.

Entrance Hall - Entry is through a glazed door, a staircase rises to the first floor and there is a central heating radiator.

Living/Dining Room - 7m x 3.7m (23'1" x 12') - A spacious and light living room/dining room with a gas fire and fire surround, radiators and a double-glazed window overlooking the front with patio sliding doors to the rear garden.

Kitchen - 2.6m x 2.6m (8'6" x 8'5") - The kitchen is fitted with wall and base units with work surfaces, composite sink with side drainer and mixer taps, cooker point, space for a washing machine and dishwasher. Double-glazed windows overlook the garden and a uPVC double-glazed side entry door opens to the driveway and access to both front and rear of the house. Under stair pantry/storage

First Floor -

Landing - Access to all first floor rooms and a double-glazed window to the side elevation.

Bedroom 1 - 3.5m x 3.2m (11'6" x 10'7") - A double bedroom with fitted wardrobes to one wall, carpet floor covering, radiator and double-glazed window, overlooking the rear garden.

Bedroom 2 - 3.3m x 3.2m (10'1" x 10'7") - A double bedroom with fitted wardrobe to one wall, radiator, carpet floor covering and double-glazed window, overlooking the front of the property.

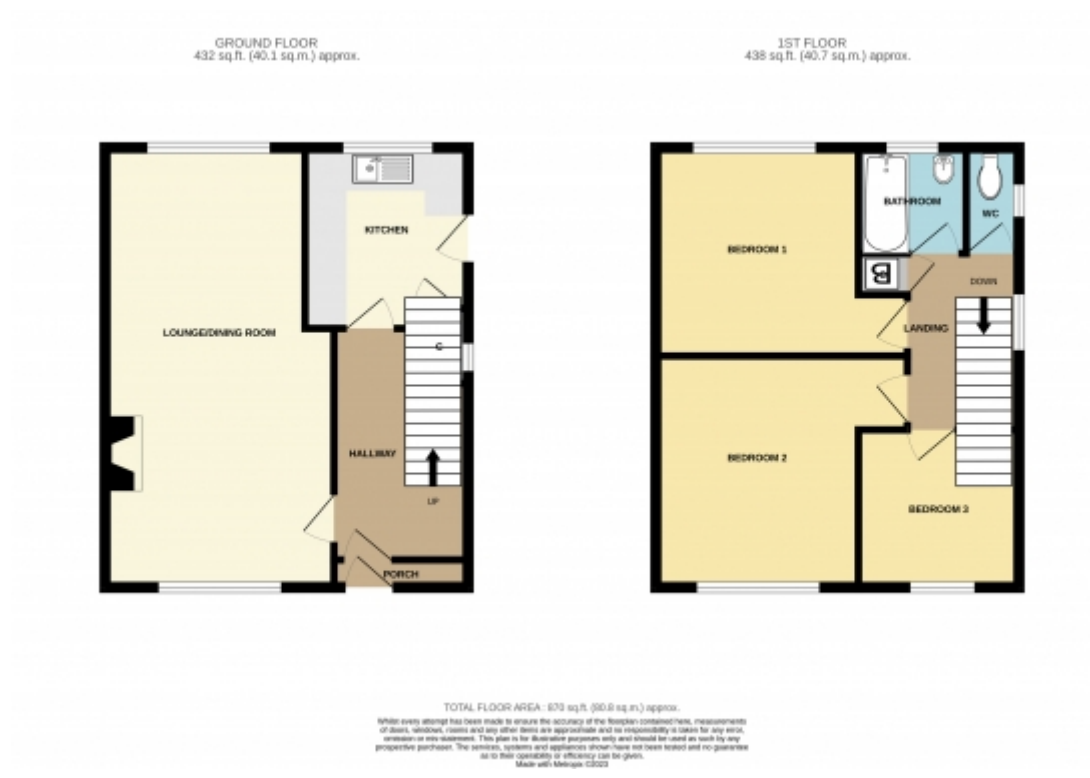
Bedroom 3 - 2.5m x 2.3m (8'3" x 7'7") - A single bedroom with radiator, carpet floor covering and double-glazed window, overlooking the front of the property.

Bathroom - A fully tiled bathroom with electric shower over bath, wash hand basin with mixer taps, radiator and window to the rear.

Separate w.c.

Exterior - Mature garden to the front and rear of the property, along with a driveway providing off road parking and access to the garage. The garage has electric and lighting with an up and over door.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 24 Charnwood Road, Shepshed, Leicestershire, LE12 9QF

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	53 E	
39-54	E		
21-38	F		
1-20	G		

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