



£250,000 Guide Price

Woodlands Drive, Shepshed LE12 9SD

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- No Upward Chain
- Detached Family Home
- Conservatory Detached
- Garage
- Excellent Road & Public Transport Links
- Fantastic Scope for Improvement
- Three Bedrooms
- Driveway
- Woodland Walks Near By

Main Particulars

A fantastic property offering excellent potential for improvement, personalisation and with a generous plot could potentially allow for extension to the side and rear elevations, subject to planning. Whilst the property requires some modernisation it has a modern gas central heating combination boiler.

The spacious accommodation comprises of an entrance hallway, lounge, kitchen/diner and conservatory. To the first floor there are three bedrooms, and a shower room.

Externally, there is a driveway and front garden. The drive continues to the side and rear of the property where there is a brick built detached garage and large rear garden with patio, summer house and green house.

The property is located on an established and attractive street being close the BMX track and countryside walks.

Ground Floor

Porch - UPVC with tiled flooring

Hallway - Front door from the porch, stairs to first floor, access into understairs cupboard, lounge and kitchen/diner and radiator.

Lounge - 4.25m x 3.64m - A reception room with brick built fire surround, gas fire, carpet floor covering, front window and access to kitchen, central heating radiators.

Kitchen/Dining Room - 6.33m x 2.98m - With a range of wall and base units, laminate work surfaces, stainless steel sink and drainer, electric oven and hob, space for washing machine, window overlooking garden and double doors leading to conservatory.

Conservatory - 3.27m x 2.78m Brick & uPVC double glazed construction, flooring, radiator and French double doors leading into the rear garden

First Floor -

Landing - Side window and loft access.

Bedroom One - 3.28m x 3.27m - A spacious double bedroom with large front window, fitted wardrobes, dressing table and drawers, carpet flooring and radiator.

Bedroom Two - 3.32m x 2.95m - A second spacious double bedroom having a window overlooking the garden and built in wardrobes, pedestal sink and bidet, airing cupboard housing boiler, carpet flooring and radiator.

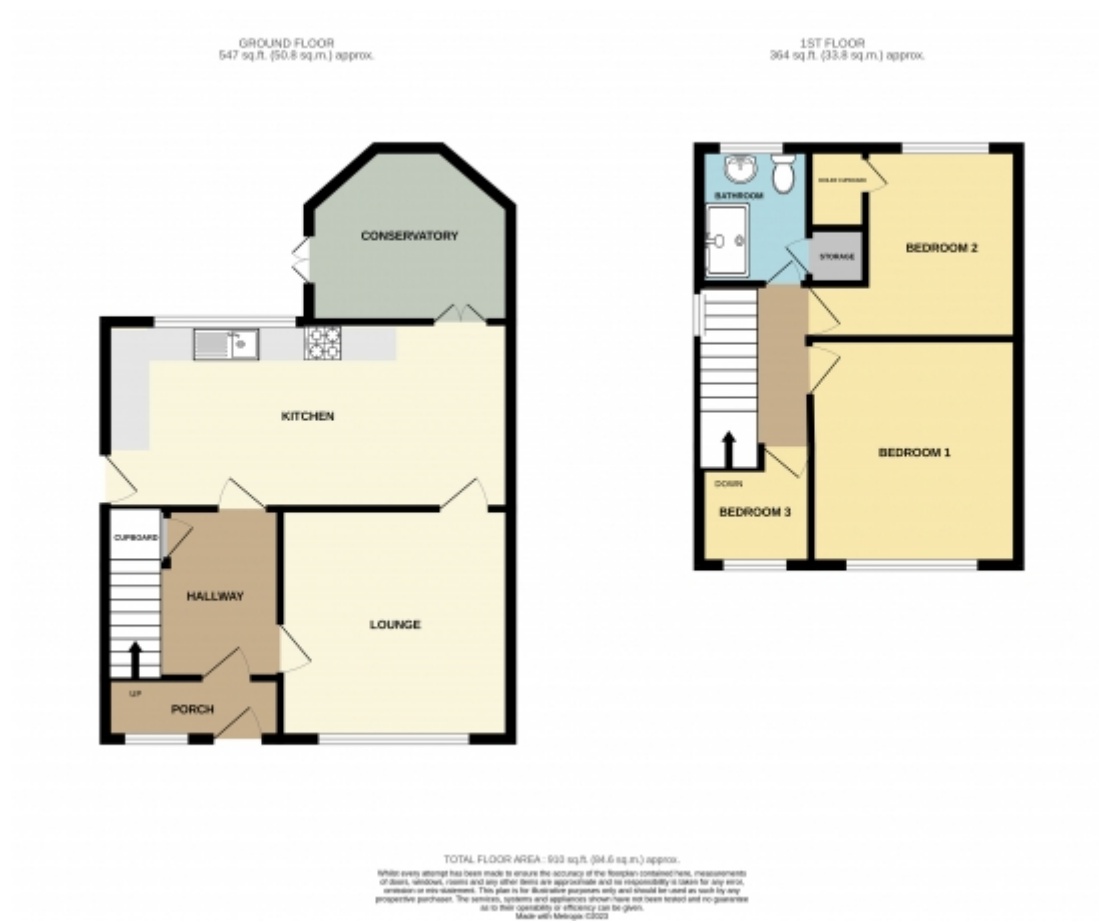
Bedroom Three - 2.92m x 2.69m - Front facing window, carpet floor covering and radiator.

Shower Room - 1.70m x 1.55m (5'7" x 5'1") - Larger shower cubicle, mains shower, wash hand basin, WC, obscured window and radiator.

Outside - Externally there is a front garden, driveway providing ample off road parking, the driveway continues to the side and rear where there is a brick built detached garage with electric doors, power and side entrance door. The rear garden is impressive in size, with a number of trees, shrubs and grassed areas. It also includes a

greenhouse and summer house.





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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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