



£205,000

Westoby Close, Shepshed LE12 9SS

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- NO UPWARD CHAIN
- Two Bedrooms
- UPVC Double Glazing
- End Town House
- Larger Than Average Plot
- Gas Central Heating
- Off-Road Parking
- Great Location
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Main Particulars

This well-presented end town house sits on a larger than average plot. Ideally suited as a first time buy or investment purchase. Comprises of gas central heating, double glazed, entrance hallway, lounge, kitchen, two bedrooms and family bathroom. Additional off-road parking and mainly lawned rear garden, situated in a great location close to local secondary school on Westoby Close, Shepshed.

ENTRANCE HALL - With composite style entrance door containing decorative glass, central heating radiator, ceiling light point, Amtico floor covering and staircase rising off to first floor.

LOUNGE - 5.75m x 3.68m (18' 8" x 12') uPVC double glazed patio doors opening out into the rear garden, radiator, tv point, carpet floor covering and under stairs storage cupboard.

Kitchen - 4.1m x 2.03m (13' 4" x 10' 10") uPVC double glazed window to front elevation, a range of base and wall-mounted cupboards with rolled edge work surfaces, composite bowl and a half sink and drainer, mixer taps, tiled splashbacks, plumbing and space for automatic washing machine, fridge freezer, freestanding four ring hob and gas cooker and extractor unit. Wall mounted Vokera combination boiler.

ON THE FIRST FLOOR

STAIRCASE AND LANDING with ceiling light point, loft access and access to over stairs storage cupboard.

BEDROOM ONE - 3.68m x 2.66m (9' 11" x 11' 8") With uPVC double glazed window to rear elevation overlooking the garden, central heating radiator and carpet floor covering.

BEDROOM TWO - 3.66m x 2.3m (8' 3" x 11' 5") With uPVC double glazed window to front elevation, central heating radiator, ceiling light and wood effect floor covering.

Bathroom - 2.08m x 1.79 - A three-piece suite comprising of bath with Mira Sport electric shower, glass shower screen, wash hand basin, mixer taps, low level w.c., extractor. Part wall tiles and vinyl floor covering, radiator and uPVC double glazed obscure glass to side elevation.

OUTSIDE

The front garden is mainly lawn with hedge row boundary fence, to the side of the property which has easy access from Nelson Close, not only has a tarmac driveway offering off road parking and access to rear garden via a wood gate. It also has a section of garden running from the garden fence to the kerbside. (Please see aerial photograph to show property boundary)

The rear garden is enclosed and mainly lawn with patio area, large shed and shrubs and bushes. Due to the position of this property, there is potential for side extension subject to planning permission by local authority.





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

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