



£210,000

Pick Street, Shepshed LE12 9BB

Bungalow | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- NO UPWARD CHAIN
- Two Bedroom
- Large Lounge
- Enclosed Garden
- Off Road Parking
- Semi Detached Bungalow
- Shower Room
- Modern Kitchen
- Garage

## Main Particulars

No upward chain is this two-bedroom semi-detached bungalow with garage situated on Pick Street, Shepshed, close to local amenities, doctors, dentist, shops, and good road networks. The property comprised of porch, hallway, living room, shower room, two bedrooms, modern kitchen/diner. The property is set back from the road with driveway offering ample parking for a number of cars and garage access.

Porch - uPVC entrance door opening into the hallway. The hallway accesses all rooms within the property, with carpet floor covering.

Lounge - 4.55m x 4.29m (14' 9" x 14' 4") - This large reception room is situated at the front of the property with its big uPVC double glazed window allows natural light to flood in. An gas flame fire within surround offers a focal point to the room, radiator and carpet floor covering.

Kitchen/diner - 4.36m x 2.06m (14' 3" x 6' 7") (Diner area 3.13m x 2.70m 10' 2" x 8' 8")

Kitchen is fitted with a range of base and eye level units with rolled top worksurfaces and upstands, a bowl and a half stainless sink with mixer taps. Electric oven and hob, cooker hood, space and plumbing for washing machine, tumble dryer and under counter fridge and freezer. The kitchen opens up to a dining area with uPVC windows overlooking the garden. Tile effect floor covering, window to side and access to rear garden and side entrance.

Side Porch - This porch can be located down the side of the property allowing accessed via a uPVC door into a great space for coats and shoes before entering into the kitchen/diner.

Bedroom One - 4.06m x 3.05m (13' 3" x 10') - A double bedroom with large uPVC double glazed window to rear elevation, built in wardrobes to one wall, radiator and carpet floor covering.

Bedroom Two - 3.13m x 2.60m (10' 2" x 8' 5") - uPVC double glazed window to rear elevation, radiator and carpet floor covering.

Shower Room - 2.13m x 2.11m (7' x 6' 9") - Shower room is fitted with white bathroom suite comprising of: WC, sink with taps and a wet room style shower unit with electric shower, part shower screen and curtain. Opaque window to side elevation, part tiled walls, ladder towel radiator, extractor fan and vinyl floor covering.

Garage - The garage can be access via a up and over door located at the front of the property or side entrance. The garage houses a recently serviced Ideal Logic+ combi boiler and has light and power.

### Outside

This property is set back from the road, with ample parking for several cars. To the front of the boundary is a low brick wall and gates leading on to the driveway. Part gravelled with bushes and mature plants with access to the front and side of the property and garage.

The rear garden is low maintenance with block paved patio and gravel raised beds. Enclosed with a wooden boundary fence, a pathway with grab rail allows access to the bottom of the garden great for somebody with mobility issue to access the whole of the garden.







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		85   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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