



£172,500

Iveshead Road, Shepshed LE12 9EP

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- NO UPWARD CHAIN - RECENTLY UPGRADED
- South Facing Garden
- New Patio
- New Boiler
- End Terrace
- Two Double Bedroom
- Large Kitchen/Diner
- Separate Lounge
- Cellar
- Driveway and Parking

Main Particulars

RECENTLY UPGRADED ***** NO UPWARD CHAIN *****

A well-presented south facing two bedroom end terrace property has recently been upgraded, with a new boiler, modernised kitchen, new blinds to all windows and decorated throughout. It is situation in a perfect location for the local town, road networks including M1, A50, M42.

The accommodation comprises of lounge, refitted kitchen, cellar and on the first floor are two bedrooms one with fitted wardrobes and family bathroom. Outside is a private and enclosed south facing garden with newly laid patio area and driveway to the rear with parking.

Lounge - 3.41m x 3.32m (11'1" x 10'5")- Sash window to the font elevation, new vertical window blinds, cupboard, radiator and carpet floor covering.

Kitchen - 6.06m x 3.32m (19'8" x 10'8") - Fitted with a range of cupboards, drawers and matching eye level units. Integrated four ring gas hob, extractor hood, electric oven and stainless-steel splash back. Stainless steel sink with mixer taps and tiled splash back. New i-mini2 boiler, integrated dishwasher, new vertical window blinds, tiled floor covering, spotlighting to the ceiling, radiator, space and plumbing for washing machine and fridge/freezer. uPVC double glazed French doors into the garden.

Cellar - 3.31m x 3.16m (10'8" x 10'3") - Between the lounge and kitchen is the entrance into the cellar. Fantastic additional space, recently painted and laid with rubber mat flooring.

Bedroom One - 4.22m x 3.24m (13'8" x 10'6") - Situated to the rear elevation, sash window and roller blind window covering. Built in wardrobe and drawers. Radiator and carpet floor covering.

Bedroom Two - 3.48m x 3.30m (11'4" x 10'8") - Situated to the front elevation, sash window with new vertical blinds, radiator and carpet floor covering.

Bathroom - 2.03m x 1.72m (6'6" x 5'6") - Fitted with a white three piece suite comprising a panelled bath with chrome taps, shower over bath, glass shower screen, low flush WC and pedestal wash hand basin with chrome taps. Bathroom cabinet with shaving point and light over. Extractor fan, chrome towel radiator, part wall tiles and tiled floor covering.

Outside

The property is situation on Iveshead Road, Shepshed. With a wall front and pathway leading to the front door. The rear of the property has vehicle access down the side driveway with parking. This south facing rear garden can be accessed via a wooden gate. The garden is enclosed via a wooden fence and recently laid patio leading off from the kitchen makes a perfect place to entertaining.





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

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