



£185,000

Field Ave, Shepshed LE12 9SH

Town House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Town House
- Lounge
- Modern Bathroom
- South Facing Garden
- Separate Garage
- Two Double Bedrooms
- Kitchen
- Easy Maintenance Garden
- Off Road Parking
- Boarded Loft with Pull Down Ladder

Main Particulars

Frobishers are delighted to bring this well-presented two-bedroom town house with open views to the front of the property on Field Avenue, Shepshed, Leicestershire to the for-sale market. It is beautiful both inside and out just ready to move into. Ideally suited as a first time buy, investment purchase or looking to down size. Comprises of gas central heating, double glazed, porch, lounge, kitchen, two double bedrooms and family bathroom. Additional off-road parking and separate garage. Easy maintained south facing garden, situated in a lovely residential area. This property has been finished to a high standard with chrome light and socket fittings and HIVE controlled central heating.

PORCH - With composite style entrance door containing decorative glass, central heating radiator, ceiling light point and entrance into lounge.

LOUNGE - 5.75m x 3.68m (18' 8" x 12") - uPVC double glazed window to the front elevation, radiator, tv point, electric flame effect fire with fire surround, carpet floor covering and under stairs storage cupboard and stairs leading to first floor. Hive control unit which controls the heating and Alexa light control.

KITCHEN - 3.65m x 2.61m (11' 9" x 8' 5") - uPVC double glazed window to rear elevation, a range of base and wall-mounted cupboards with rolled edge work surfaces, ceramic sink and drainer, mixer taps, tiled splashbacks, plumbing and space for automatic washing machine, fridge freezer, gas hob, electric oven, and cooker hood. Wall mounted Worcester boiler which has been serviced every year. uPVC door leading into the garden.

ON THE FIRST FLOOR

BEDROOM ONE - 3.65m x 3.27m (11' 9" x 10' 7") - With uPVC double glazed window to front elevation, over stairs cupboard, built in wardrobes, central heating radiator and carpet floor covering.

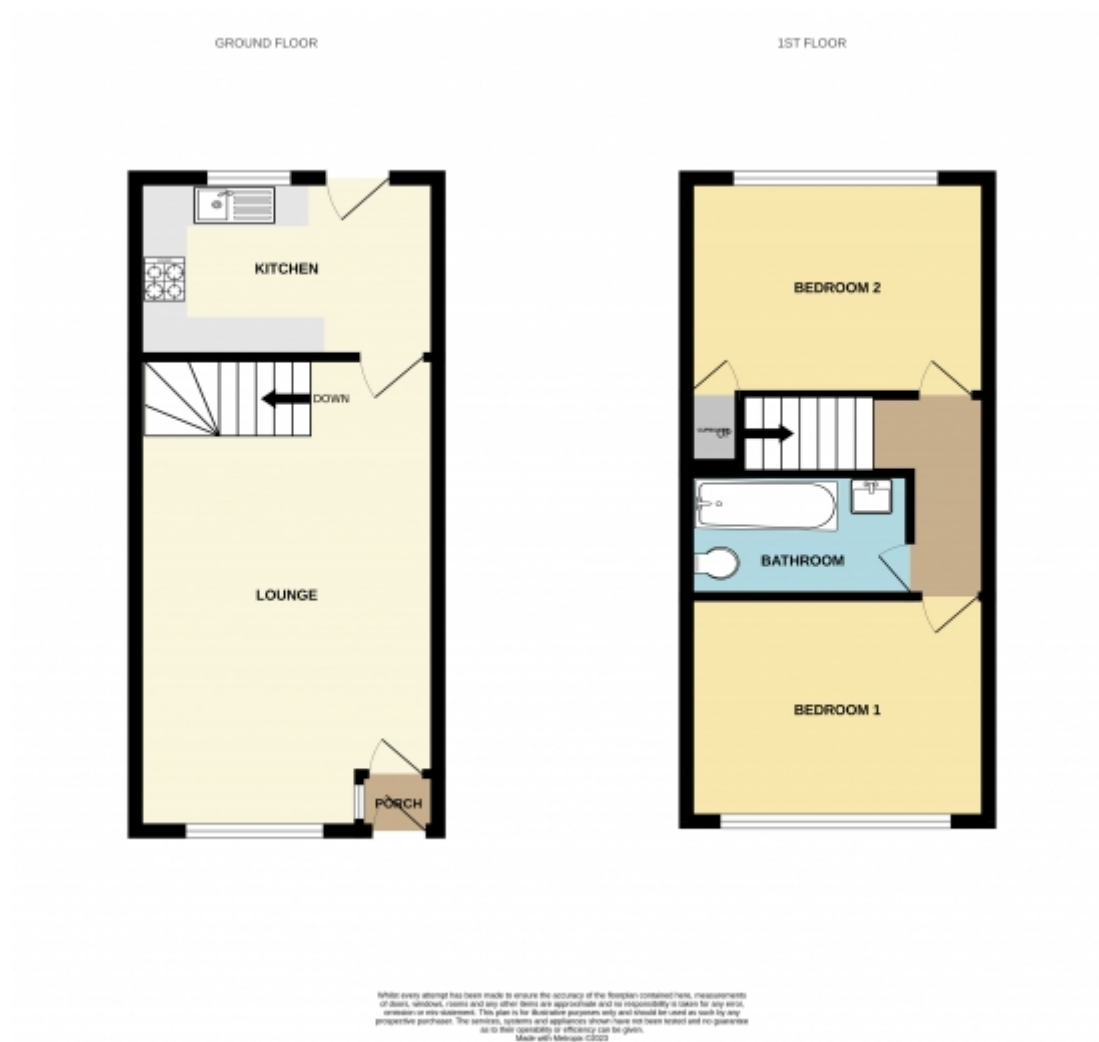
BEDROOM TWO - 3.66m x 2.61m (12' x 8' 5") - With uPVC double glazed window to rear elevation, built in wardrobes, central heating radiator, ceiling light and carpet floor covering.

BATHROOM - 2.42m x 1.5m (7' 9" x 4' 9") - This modern three-piece suite comprising of bath with electric Mira Sport shower, glass shower screen, wash hand basin within vanity unit, mixer taps, low level w.c., extractor. Wall tiles and vinyl floor covering, chrome ladder radiator and ceiling spotlights.

OUTSIDE

This property has open green belt in front of it and an easy maintained block paved garden ideal for adding pots of flowers, a garden bench to sit out and enjoy the view with nobody to overlook you. The rear south facing garden is again block paved with decorative central design, enclosed wooden fencing, wooden shed, and access through a wooden gate to a separate garage with up and over door this has vehicular accessed via Northwood Drive, Shepshed.





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

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