



£149,950

Charnwood Road, Shepshed LE12 9NL

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- NO UPWARD CHAIN
- Two Reception Rooms
- Worcester Boiler
- Outhouse and Shed
- Two Double Bedrooms
- Large Kitchen
- Shower Room
- Main Road Parking Only

Main Particulars

**** NO UPWARD CHAIN ****

A perfect first-time buyers property, this two-bedroom end terrace property situated on Charnwood Road, Shepshed has come to the for sale market with no upward chain. It is situation in a perfect location for the local town, road networks including M1, A50, M42.

The accommodation comprises of reception room, lounge, kitchen/diner, and on the first floor are two bedrooms with fitted wardrobes and family shower room. Outside is a private and enclosed garden with storeroom housing combi boiler, potting shed and metal shed to the top of the garden.

Reception Room - 3.64m x 3.43m (11'9" x 11'2") Enter into the reception room from the front of the property. Electric fire with brick fire surround. Ceiling and wall lights, radiator and carpet floor covering

Lounge - 4.89m x 3.46m (16'0" x 11'3")- situated to the rear of the property with access to the kitchen. Electric fire with brick fire surround and tiled hearth. Radiator and carpet floor covering.

Kitchen - 6.04m x 2.06m (19'8" x 6'7") - Fitted with a range of cupboards, drawers, and matching eye level units. Integrated four ring gas hob, extractor hood and electric oven. Stainless steel bowl and a half sink with chrome swan neck mixer taps and tiled splash back. Vinyl floor covering, radiator, space and plumbing for washing machine, store cupboard and uPVC double glazed doors into the garden.

Bedroom One - 4.33m x 3.03m (14'2" x 9'9") - Situated to the rear elevation, uPVC window. Built in wardrobes. radiator and carpet floor covering.

Bedroom Two - 3.58m x 3.61m (11'7" x 11'8") - Situated to the front elevation, uPVC window radiator, built in wardrobe and carpet floor covering.

Shower Room - 2.09m x 2.02m (6'8" x 6'6") - Fitted with a white three piece suite comprising of a walk in shower with glass shower enclosure, electric Triton shower, low level flush WC, wash hand basin within vanity unit and chrome mixer tap. Extractor fan, radiator, part wall tiles and tiled floor covering.

Outside

The property is situation on Charnwood Road, Shepshed. With a wall front and pathway leading to the front door. The rear of the property has side access via a wooden

gate. The entry has wall lightening. The garden has access to the property via the kitchen, and access to a storeroom housing a Worcester boiler, power, light and tap. Attached to the storeroom is a potting shed.

This garden is boarded with shrubs and bushes and gravelled areas. Situated at the top of the garden is a metal workshop/shed.

Main Road Parking Only





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
82+	A		
61-81	B		
69-81	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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