



£169,950

St Botolph Road, Shepshed LE12 9HZ

Terraced House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- NO UPWARD CHAIN
- Three bedrooms
- Larger than average Lounge
- Family Bathroom
- Large Enclosed Garden
- Brick Built Property
- Great Entrance Hall
- Kitchen with Breakfast Bar
- Driveway Parking

Main Particulars

New to the for-sale market is this brick built mid terrace property situated on Botolph Road, Shepshed offered with no further chain. The property is well placed for an excellent range of local amenities as well as being within easy reach of the nearby motorway networks.

The property itself benefits from uPVC double glazing with gas fired central heating and briefly comprises of; reception hall, lounge, kitchen with fitted units and built in appliances. To the first floor there are three bedrooms and a modern family bathroom. To the outside a driveway provides off road parking and side access to the rear garden.

Reception Hall 2.81m x 2.21m (9'2" x 7'2") - uPVC double-glazed front entrance door, alarm control pad, central heating radiator, telephone point, tile flooring, staircase leading off to the first floor and doors then lead off to the following accommodation:

Lounge - 6.31m x 3.20m (20'7" x 10'4") - With dual aspect uPVC windows to the front and rear allows the natural light to flood in. This large lounge makes a great family space. Wood effect floor covering, central heating radiator, electric fire.

Kitchen - 4.16m x 3.2m (13'6" X 10'4") - Having a comprehensive range of fitted units comprising of; work top surfaces, breakfast bar, stainless steel single drainer sink unit with a swan neck mixer tap, inset electric hob, oven, and cooker hood above. Comprehensive range of double, single and corner door base units, wall mounted units, tiled flooring, central heating radiator, uPVC double glazed window overlooking the garden and stable barn uPVC door leading to the garden. Wall mounted two year old Worcester combi boiler. Store cupboard.

First Floor Landing

Bedroom One - 3.56m x 3.07m (11'6" X 10') - With uPVC double glazed window to the front elevation, built in wardrobes, central heating radiator and wood effect floor covering.

Bedroom Two - 4.36m x 2.51 (14'3" x 8'2")

With uPVC double glazed window to the rear elevation, central heating radiator and carpet floor covering and built in wardrobes.

Bedroom Three - 2.91m x 2.13m (9'5" x 6'9") - With uPVC double glazed window, to the front elevation, over stairs cupboard allowing lots of storage, central heating radiator and carpet floor covering.

Family Bathroom - 2.51m x 1.65m (8'2" x 5'4") - Modern bathroom with white bathroom suite comprising of bath, Triton electric shower, glass shower screen, wash hand basin, mixer tap and low-level WC, extractor fan, shaving point and wall light, radiator, part tiled walls, wood effect vinyl floor covering and uPVC obscure double-glazed rear window.

OutsideThe front driveway provides off road parking for a number of vehicles, pathway to front door and side access to rear garden via a wooded gate. The rear garden is enclosed with a large, paved patio area perfect for entertaining. The garden itself is mainly lawn with surrounding flower borders, enclosed fencing on all sides and wooden garden shed.





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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 © 2025 Registered Office: , 24 Charnwood Road, Shepshed, Leicestershire, LE12 9QF



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