



£240,000

Conway Drive, Shepshed LE12 9PN

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01509 270 010

  
FROBISHERS

[www.frobishers.net](http://www.frobishers.net)





# Step Inside

---

## Key Features

- Semi-Detached Home
- Lounge
- Enclosed Garden
- Garage Store
- Three Bedrooms
- Kitchen/diner
- Driveway Parking
- Separate Sound Proofed Music Room or Home Office
- Countryside Walks

## Main Particulars

Frobishers Sales and Lettings are delighted to bring to the market this THREE BEDROOM, SEMI-DETACHED property with separate HOME OFFICE. Situated on Conway Drive, Shepshed, Leicestershire just a few steps away from the WOODLAND WALKS.

In brief: Entrance hall, lounge, kitchen/diner, upstairs are three bedrooms with family bathroom.

Outside: Off road parking, enclosed garden, patio and decking area, play house and an insulated and sound proofed room at the rear of the garage.

ENTRANCE HALL Composite double glazed front door into entrance hall, radiator, wood effect floor covering and door into lounge.

LOUNGE - 3.87m x 5.1m (12'6" x 16'7") - uPVC double glazed bay window to front elevation, wood effect flooring, Adams style fire surround, radiator, door lead into the kitchen, stairs up to the first floor.

LARGE KITCHEN BREAKFAST ROOM - 3.38m x 5.08m (11' x 16' 6") Fitted with a range of wall, base and drawer units with work surfaces, part wall tiles, stainless sink and drainer with swan neck mixer taps. Electric oven, four ring gas hob, extractor hood, under-counter space and plumbing for a washing machine and tumble dryer, tiled flooring, Baxi boiler. Ceiling spotlights, tile floor covering. Access to the under stairs cupboard perfect storage area. uPVC sliding doors leading out into the garden and patio area.

BEDROOM ONE - 3.75m x 3.12m (12'3" x 10'2") - uPVC double glazed window to front elevation, wood effect flooring, built in wardrobes and radiator.

BEDROOM TWO - 3.40m x 2.74m (11'1" x 8'9") - Positioned to the rear of the property overlooking the garden, uPVC double glazed window, wood effect flooring and radiator.

BEDROOM THREE - 2.72m x 2.05m (8'9" x 6'7") uPVC double glazed window to front elevation, wood effect flooring and radiator.

FAMILY BATHROOM - 2.40m x 1.61m (7'8" x 5'2") Fitted with a white three piece suite comprising w.c., wash hand basin, chrome taps, bath with electric Triton shower and mixer taps. Part wall and floor tiles, radiator and uPVC obscured double glazed window to rear elevation.

GARAGE/HOME OFFICE - 4.41m x 2.61m (14'4" x 8'5") (home office dimensions) Single garage with up and over door, power and light and personnel door to the side. The current owners have made excellent use of the garage, the front half is used for storage while the back half has been insulated and soundproofed, with electric, wood effect flooring, uPVC door and windows allowing natural light to flood in. This is a multipurpose room, great for playing music or separate room for the teens, but if you want a place away from the main house to work from home well this is the place for you.

OUTSIDE To the front of the property is a lawned garden with flower boards, tarmac driveway providing off road parking and wrought iron gate leading to the rear of the property. The garden is enclosed mainly grassed with shrubs and bush borders. Patio and decked areas ideal for those summer BBQs, it even has a little playhouse in the corner.

EPC TO FOLLOW







Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01509 270 010



---

[www.frobishers.net](http://www.frobishers.net)