



£227,000

Garendon Road, Shepshed LE12 9NX

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01509 270 010


FROBISHERS

www.frobishers.net



Step Inside

Key Features

- NO UPWARD CHAIN
- Three Bedrooms
- Kitchen
- Large Rear Garden
- Popular Location
- Semi Detached Property
- Lounge
- Family Bathroom
- Off Road Parking

Main Particulars

We are pleased to offer for sale this three bedroom semi-detached house situated on Garendon Road, Shepshed. The property comprises a ground floor with entrance hallway, lounge, kitchen/diner, pantry, and bathroom. To the first floor there are three bedrooms. The property has full gas central heating and is double glazed throughout.

Outside there is a driveway providing off street parking for a number of cars and to the rear a large garden, vegetable patch, garden shed, undercover canopy area ideal for outdoor entertaining.

This property is sure to appeal to a range of buyers and would make a great home for a growing family.

ENTRANCE HALL - Enter from the front through glazed door into the hallway with well-maintained original tiles. Cupboard housing electric fuse box, stairs leading up to the first floor and door into the lounge area.

LOUNGE - 3.33m x 4.65m (10'9" x 15'2") - A spacious room featuring fireplace recess, neutral decor and a uPVC window to the front elevation letting lots of natural light in.

KITCHEN - 4.46m x 3.05m (14'6" x 10') - The kitchen comprises a range of wall and base units with roll top work surfaces, bowl and a half stainless sink with swan mixer taps. Integrated appliances include electric oven, gas four ring hob, with extractor hood above, fridge freezer and there is space and plumbing for a washing machine. The work surface continues to create a breakfast bar. Part tiled wall and tiled floor covering, radiator and uPVC half glazed door leading out into the garden. Within the kitchen is a pantry which is perfect for storage.

BATHROOM - 1.31m x 3.05m (4'2" x 10') - Situated just off from the kitchen is the bathroom comprised of white panel bath with shower above and wall mounted wash hand basin within vanity unit and mixer taps, low level WC, extractor fan and radiator. Tiled throughout and uPVC window to rear elevation.

LANDING - The stairs rise from the hallway onto the landing with a window to the side, doors to three bedrooms and loft access.

BEDROOM ONE - 5.12m x 2.94m (16'7" x 9'6") - A good size double bedroom positioned to the front elevation with over stairs cupboard, uPVC window, original cast Iron fire surround, radiator and carpet floor covering.

BEDROOM TWO- 3.34m x 3.48m (10'9" x 11'4") - A second double bedroom positioned to the rear elevation with cupboard housing a Worcester boiler, original cast iron fire surround, radiator and carpet floor covering.

BEDROOM THREE - 2.47m x 2.71m (8'1" x 8'8") - Situated to the rear of the property, a good sized third bedroom, carpet floor covering and radiator.

OUTSIDE

To the front of the property bordered by shrubs and bushes and a driveway providing off street parking for a number of cars. The rear of the property can be accessed via a wooden side gate. The large garden has a patio area with oak frame canopy idea to create that outdoor kitchen, BBQ and entertaining space. The rest of the garden is mainly lawn until you reach the bottom which has been layout as a vegetable garden and a large shed idea storage.





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

Telephone: 01509 270 010



www.frobishers.net