



£320,000

Leicester Road, Shepshed LE12 9DG

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Extended Detached Property
- Four bedrooms
- Kitchen & Dining
- Two Reception Rooms
- WC
- Family Bathroom
- Ample Off Road Parking
- Good Size Plot
- Amazing Garden
-

Main Particulars

Frobisher Sales and Lettings are delighted to bring to the for-sale market this beautiful extended four-bedroom, detached property on Leicester Road, Shepshed, Leicestershire. The property comprises: Ground floor: wc, lounge, reception room, kitchen Diner, First floor - Four bedrooms, modern bathroom. Outside, good size private garden, private driveway with ample parking for a number of vehicles. uPVC double glazing and gas central heating.

Entrance: - uPVC double glazed door into a spacious inner hall, wood flooring continuing into other rooms, central heating radiator, access to all further rooms and stairs raising to the first floor.

WC - Tucked away in the under stair space, w.c., wash hand basin, extractor and central heating radiator and window.

Lounge: - 3.88m x 3.45 (4.17m 13'6" including the bay) (12'7" x 11'3") - A front facing room with, gas fire, marble inset and wood surround. uPVC double glazed bay window, central heating radiator, wood floor covering.

Reception Room: - 3.57m x 3.51m (11'17" x 11'5") - A rear facing room, gas fire, marble inset and wood surround. Central heating radiator and continuous wood flooring

Kitchen and Dining - 3.41m x 6.26m (11'1" x 20'5") - Fitted kitchen with a range of base and wall units, composite bowl and a half sink unit, electric oven and electric hob with extractor over. Space and plumbing for a washing machine, uPVC double glazed window overlooking the garden, uPVC half glazed door allows access to the garden and central heating radiator.

Landing - uPVC double glazed window to side elevation, carpet floor covering giving access to all rooms.

Bedroom One: - 3.28m x 3.22m (10'7" x 10'5") - A rear facing double room, uPVC double glazed window, carpet floor covering and central heating radiator.

Bedroom Two : - 3.90m x 3.47m (12'7" x 11'3") - A front facing double room with uPVC double glazed windows to front and side elevation, carpet floor covering and central heating radiator.

Bedroom Three: - 3.56m x 2.50m (11'6" x 8'2") - A rear facing double room, built in cupboard housing Worcester combi boiler, wood floor covering, uPVC double glazed window to rear and side elevation and central heating radiator.

Bedroom Four: - 2.64m x 2.22m (8'6" x 7'2") - Situation at the top of the stairs with side uPVC double glazed window, carpet floor covering and central heating radiator.

Bathroom - 2.52m x 2.24m (8'2" x 7'3") - Comprises a modern suite, L shaped bath, mixer shower taps and shower head, wc and wash hand basin with vanity unit. Wall mounted mirrored cabinet, uPVC double glazed window, grey radiator and over stairs cupboard with shelves, great for storage.

The front of the property has a wooden picket fence to both sides and front, the tarmac driveway allows ample parking for a number of vehicles. Large double wood gates give access to the rear garden.

Garden: - To the rear and side of the property is a good size fenced private garden. Paved patio areas, lawn, pebbled area and established borders of shrubs and bushes. Walk along the pathway to the rear of the garden to find a hidden secret garden, with its patio and seating area a perfect location to relax.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency up to date.
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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 © 2024 Registered Office: , 24 Charnwood Road, Shepshed, Leicestershire, LE12 9QF

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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