



Charnian Way, Shepshed, Loughborough

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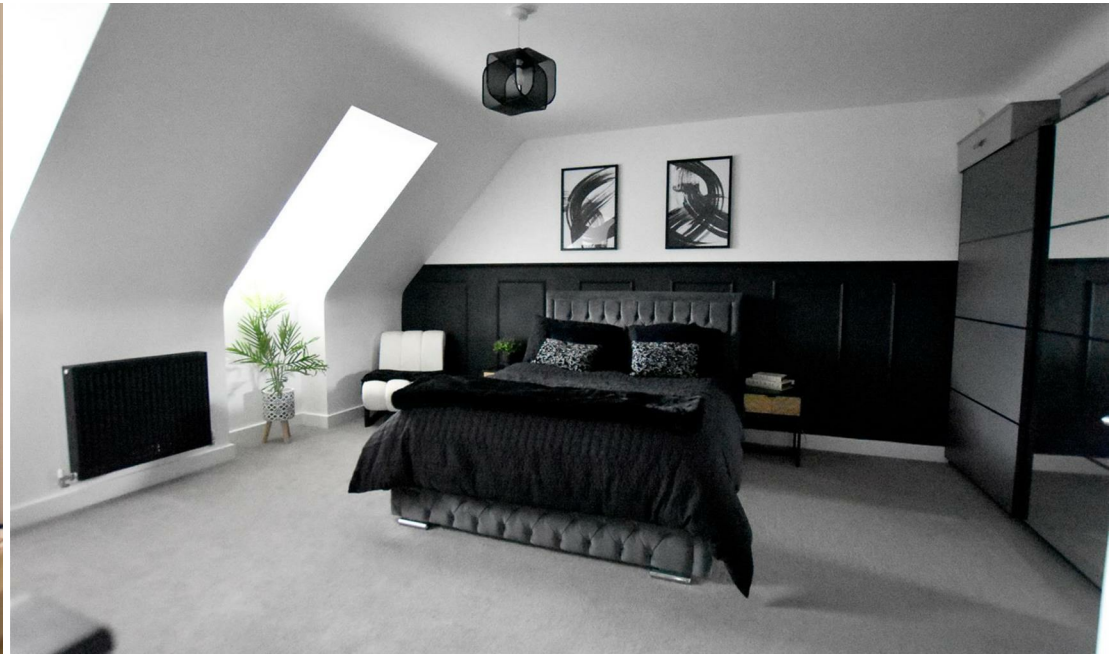


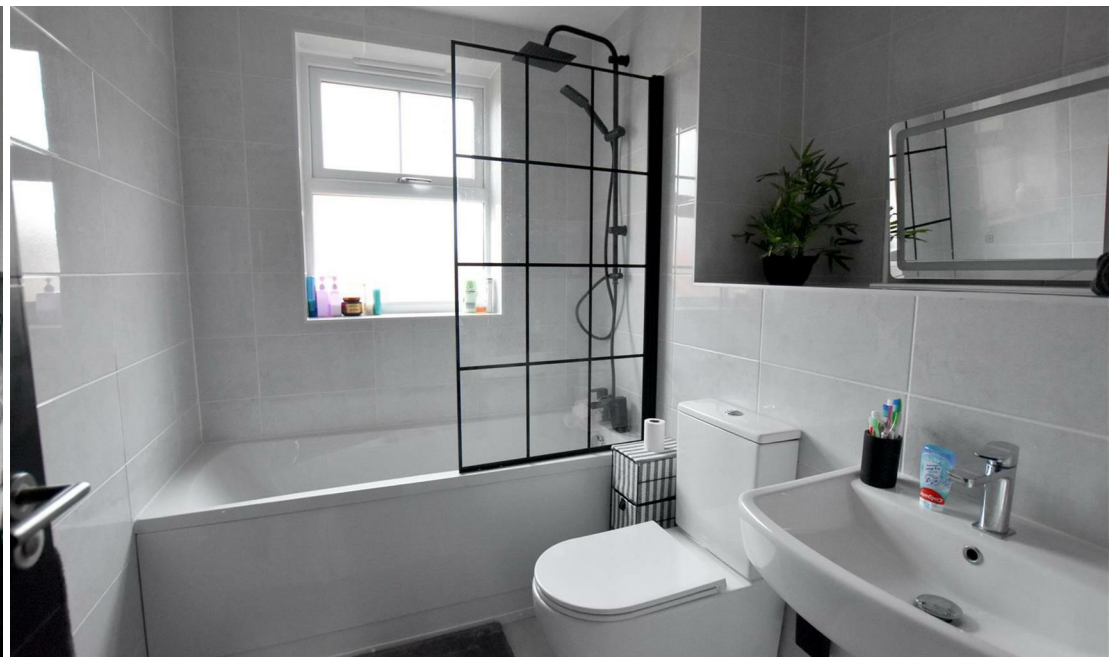
- POPULAR LOCATION
- THREE BEDROOMS
- OPEN PLAN LIVING ROOM/ DINING ROOM AND KITCHEN
- EPC RATING B
- 133 SQUARE METRES
- VIEWING ADVISED
- TWO BATHROOMS
- ENCLOSED REAR GARDEN
- COUNCIIL TAX BAND D
- MAINTENANCE CHARGE APPROX £250.00 P.A

This delightful Strata built home offers accommodation over three floors and would be perfect for a family or your professional. Positioned in a fantastic location of Shepshed an attractive village that offers a variety of local shops, pubs, supermarkets and good performing schools. The property also offers good access junction 23 of the M1 and also convenient for the M42 at Ashby and East Midlands airport.



Price: £275,000







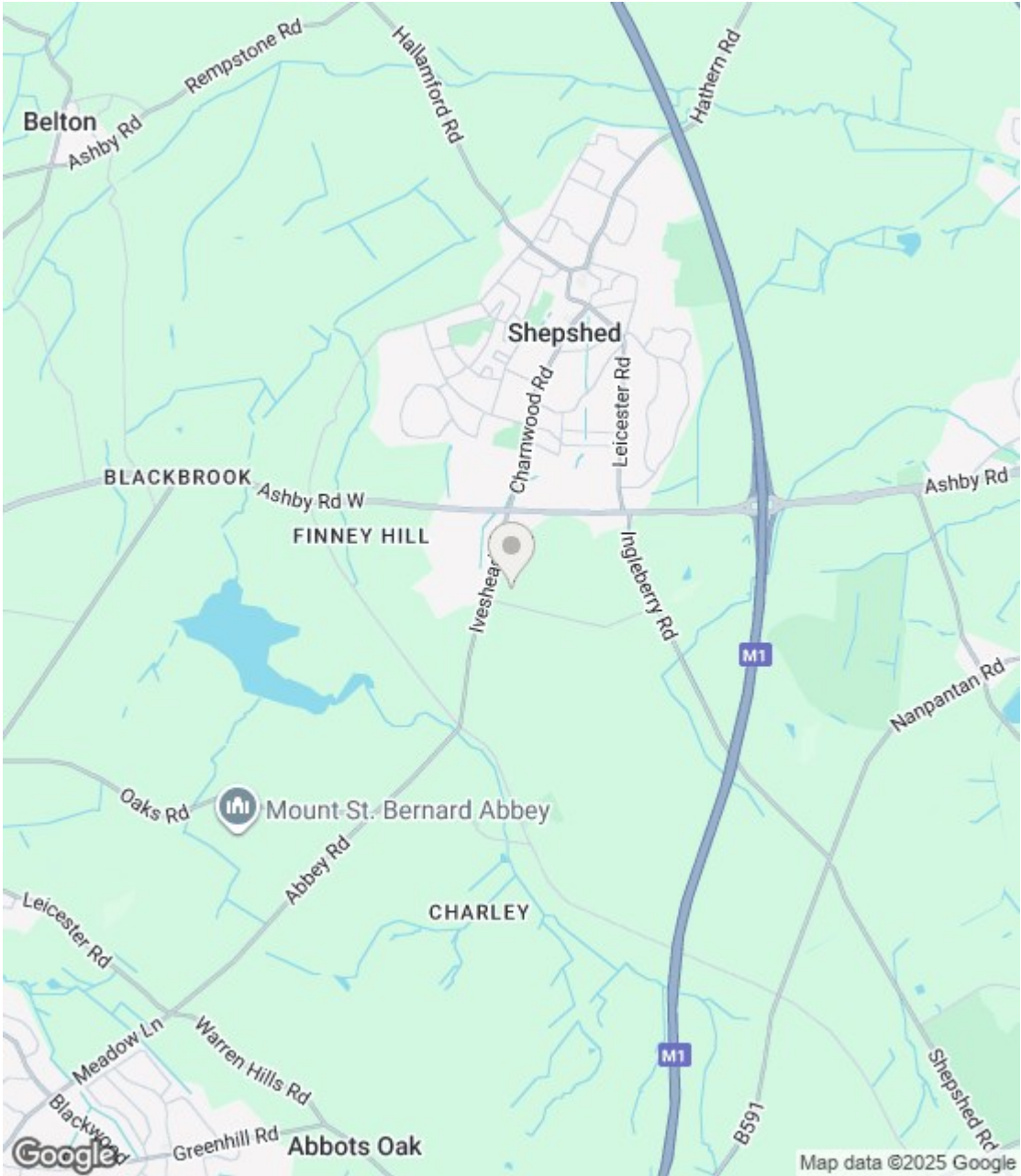
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PRS Property Redress Scheme

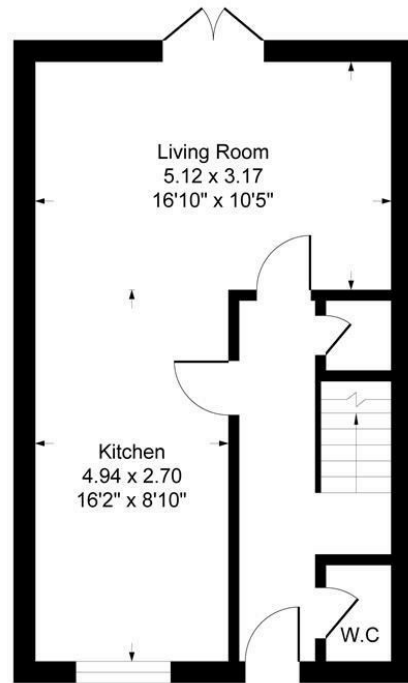
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

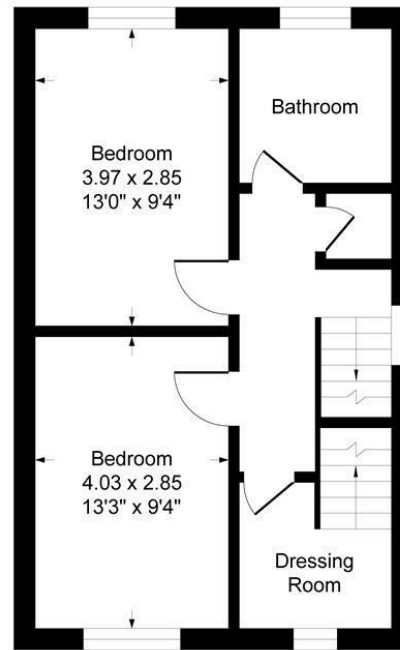


Charnian Way LE12 9GP

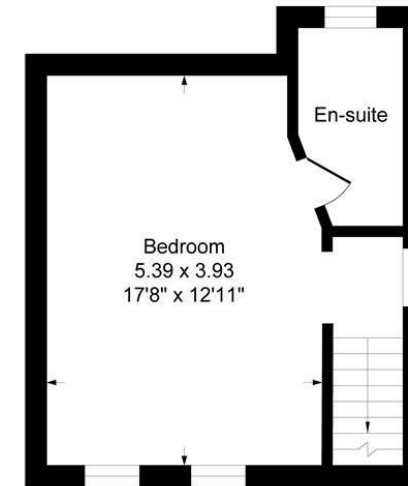
Approximate Gross Internal Floor Area = 109.0 sq m / 1173 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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