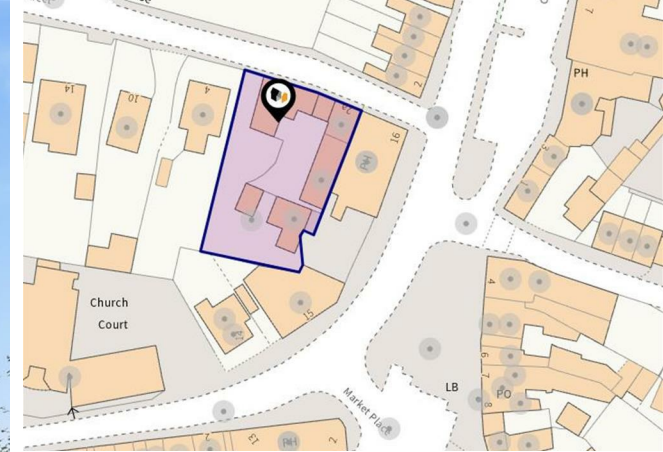




NICK HUMPHREYS
SALES • LETTINGS • STUDENT

SINCE 1986

Bridge Street, Shepshed, LE12 9AD
£895,000

The Main Thatched House

Rear Hallway

Door to the rear.

Utility Area

Plumbing for a washing machine.

Refitted Breakfast Kitchen

With a modern range of fitted shaker style cupboards, built in bosch hob and oven, single drainer sink unit, beamed ceiling, ideal central heating boiler, window to the side and rear, radiator.

Inner Lobby

Stairs lead off and there is a large walk in pantry with a thrawl.

Seperate Dining Room

Window to the side, beamed ceiling, and walls, radiator, feature fireplace.

Lounge

Window to the front and rear, feature fireplace with electric fire and there is a radiator.

Rear Lobby

Door to the side and radiator.

Cloakroom

Low level wc.

First Floor

Landing

With large store cupboard.

Bedroom One

Window to the side and rear, feature fireplace, radiator and walk in wardrobe with light.

Bedroom Two

Window to the side, radiator, walk in wardrobe with a light.

Bedroom Three

Window to the front and radiator.

Family Bathroom

With a four piece suite comprising a low level wc, panelled bath, separate shower cubicle, pedestal wash hand basin radiator and window to the rear.

Study/Cot Room

With beamed walls and radiator.

Outside

Cottage garden being particularly well stocked with a pear tree and two apple trees, lawn, flowering and shrub borders.
There are two large double garages and off road parking for all of the properties.

2a Bridge Street

A one bedroom property rented out at £410 pcm rising to £450pcm from 1/5/26.

Lounge/dining kitchen with two windows to the front, door to the front, kitchen with fitted cupboards built in beko oven, hob and extractor hood, plumbing for a washing machine.

Ensuite shower room with low level wc, and pedestal wash hand basin, shower cubicle.

2b Bridge Street

Lounge /diner with two radiators double doors to patio. Kitchen area - fitted

cupboards built in oven, hob, extractor hood and single drainer sink unit, ideal central heating boiler, plumbing for a washing machine, broom cupboard.
Bedroom with window to the front and radiator. Bathroom with three piece suite comprising pedestal wash hand basin, low level wc, panelled bath and fitted shower.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Bands :

2 : D

2a : A

2b : A

2c : B

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

