



Smiths
your property experts

Neville Close

Shepshed

- Superb semi-detached family home
- Presented in excellent decorative order
- Spacious L-shaped dining and living room
- Three bedrooms and a family bathroom
- Recently replaced electrical consumer unit
- Generous side-by-side off-road parking
- Lovely rear lawned rear garden
- Plot offers scope to extend (subject to planning)

General Description

Smiths Property Experts welcome to the market this semi-detached home, offered for sale in excellent decorative order, with new flooring to the first floor, as well as a recently replaced electrical consumer unit.

The property occupies a larger-than-average plot for a property of its type. It offers scope for extension (subject to planning), with ample ground-floor living space complemented by a conservatory. There are three bedrooms and a bathroom on the first floor. With a south-east facing aspect, the garden is a particular feature which provides a great space for outdoor entertaining.





The Property

The property benefits from uPVC double glazing and gas central heating. The accommodation is over two floors, which is perfectly laid out for family living. A welcoming reception area with stairs leading to the first floor opens through to a spacious L-shaped living and dining room, which features wood laminate flooring, a feature gas fire, and a sliding doors that open onto the conservatory. Fitted with a range of base and wall units, the kitchen also includes a gas hob and a double electric oven, as well as a one-and-a-half bowl sink. There is space for a fridge and freezer, as well as a useful understairs pantry.

On the first floor, there are three redecorated bedrooms with replaced flooring. The bathroom comprises a three-piece suite including a shower over the bath.

The Outside

Outside, a block-paved driveway provides ample parking space, complemented by further hard-standing with gravelled front borders. To the side, there is ample storage space with a metal garden store. The rear garden is laid out with a patio terrace and a shaped lawn bordered with wooden sleepers. There is a further seating space, a rockery, and hedging and fencing to the boundaries.





The Location

The property is situated at the end of a cul-de-sac in Shepshed within the catchment area for excellent local schools. The M1 motorway junction is easily accessible, making the location ideal for commuters, and the towns and cities of Loughborough, Leicester, Nottingham, and Ashby-de-la-Zouch are conveniently reachable. There is an array of amenities, including a doctor's surgery, several supermarkets, pubs, and an established High Street. Just three miles away lies the beautiful Charnwood Forest.

Property Information

EPC Rating: D.

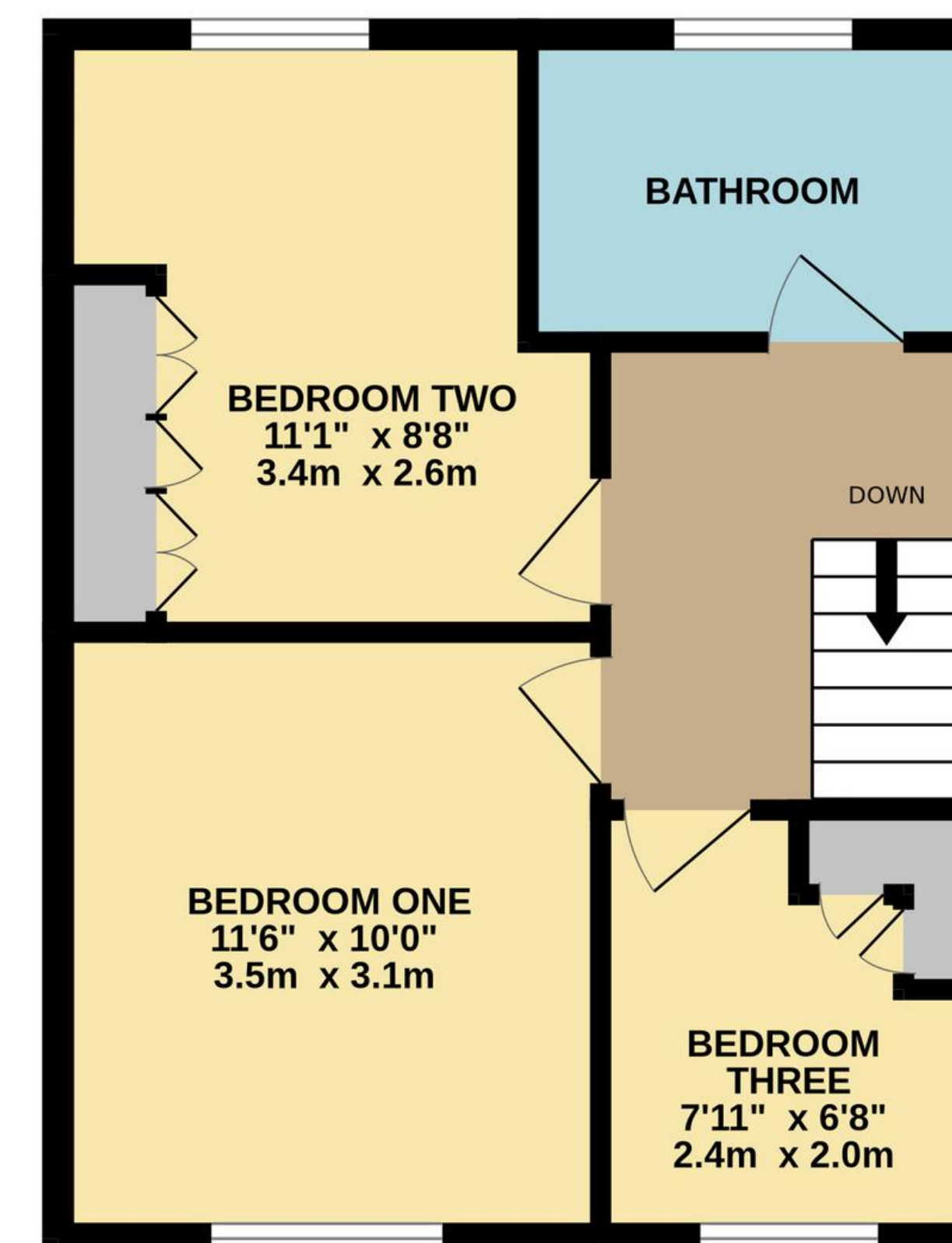
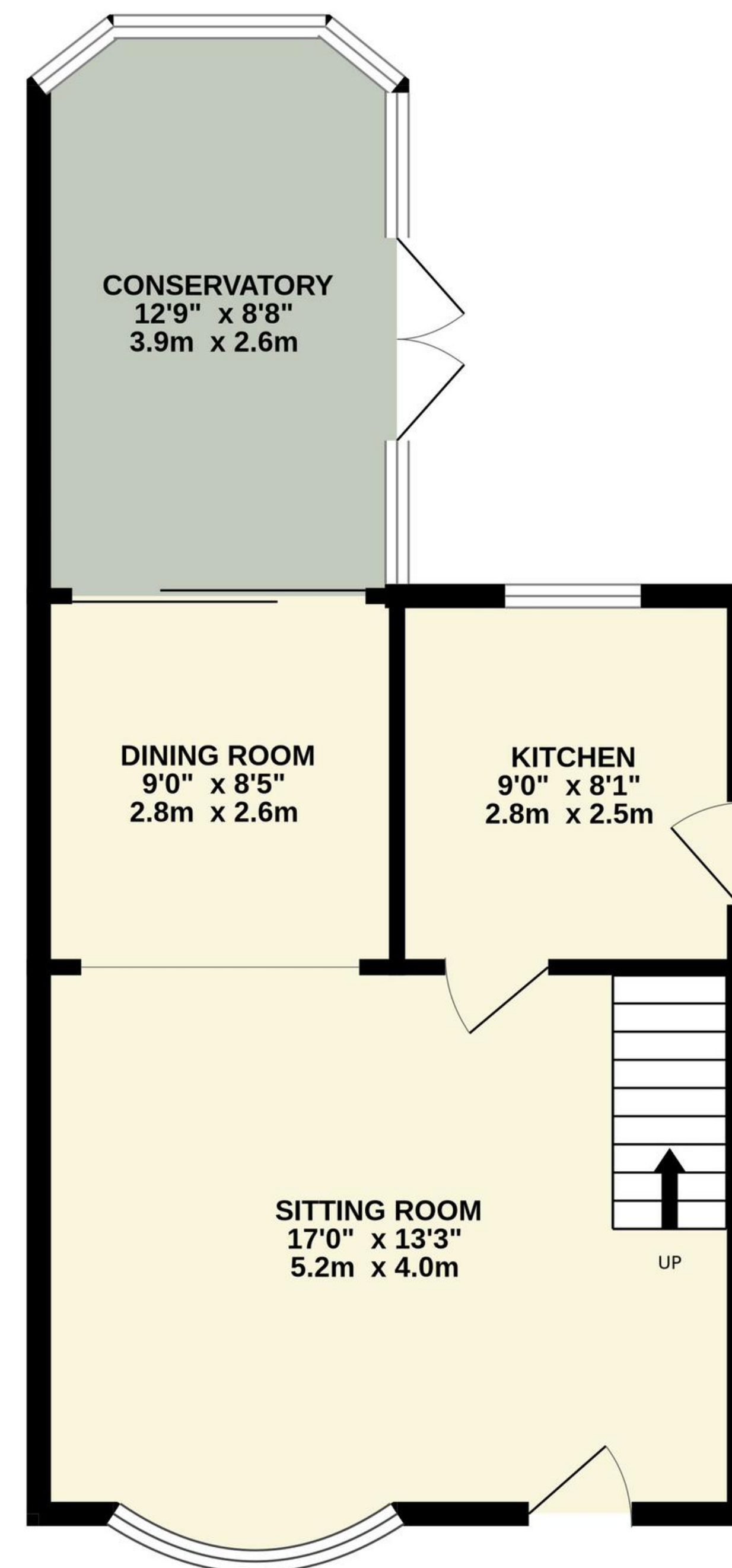
Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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