



Charnwood Road, Shepshed

welcome to

Charnwood Road, Shepshed Loughborough

William H brown introduce to the market this excellent mid-terraced home situated on Charnwood Road in the popular village of Shepshed. Consisting of entrance hallway, lounge, kitchen diner, three DOUBLE bedrooms, bathroom, driveway & a rear courtyard garden. CALL NOW!

Hallway

Entering the property through the front door leads you into the hallway with stairs rising to the first floor, radiator, carpeted flooring and doors to the basement, kitchen diner and lounge.

Lounge

10' into recess x 11' 6" (3.05m into recess x 3.51m)
The lounge has carpeted flooring, a double glazed window to the front elevation, television aerial point, an open fireplace with surround and a radiator.

Kitchen Diner

17' x 11' 6" (5.18m x 3.51m)
The kitchen has a range of wall and base units with work surfaces over, space for a Rangemaster style cooker with a cooker hood over, stainless steel sink drainer with a swan neck tap over, plumbing for a washing machine, space for a fridge freezer, wall mounted boiler, double glazed window to the side elevation, radiator, tiled flooring and a radiator.

Landing

The landing has a dog leg staircase rising from the ground floor, carpeted flooring and doors to the bedrooms and bathroom.

Bedroom One

11' 1" into recess x 11' 5" (3.38m into recess x 3.48m)
Bedroom one has a double glazed window to the front elevation, radiator and carpeted flooring.

Bedroom Two

10' 8" x 8' 6" into recess (3.25m x 2.59m into recess)
Bedroom two has a double glazed window to the side elevation, radiator and carpeted flooring.

Bedroom Three

11' 6" x 6' 6" (3.51m x 1.98m)
Bedroom three has a double glazed window to the side elevation, radiator and carpeted flooring.

Bathroom

The bathroom has a three piece suite comprising low level w/c, wash hand basin and a bath with shower over. There is a double glazed window to the front elevation and tiled flooring.

Outside

To the front of the property there is a block paved driveway providing ample off road parking for several vehicles and is fenced and enclosed to boundaries.
The rear courtyard garden is paved and fenced to boundaries.





view this property online williamhbrown.co.uk/Property/LBH113855



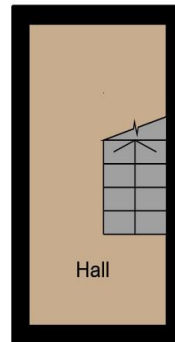
welcome to

Charnwood Road, Shepshed Loughborough

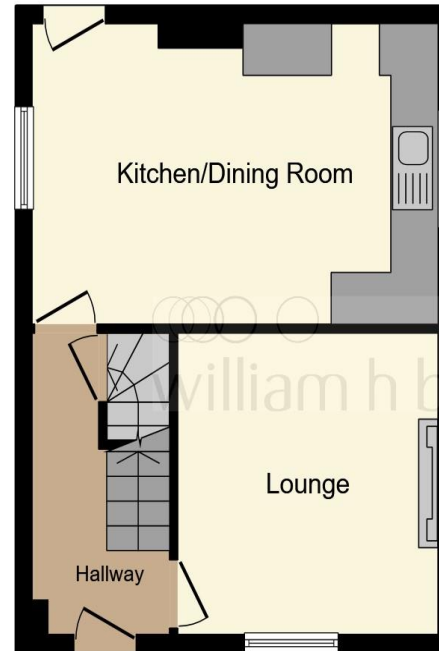
- MID-TERRACED HOME
- THREE WELL-PROPORTIONED BEDROOMS
- EXCELLENT SIZE DRIVEWAY
- SPACIOUS KITCHEN DINER
- LOUNGE

Tenure: Freehold EPC Rating: C

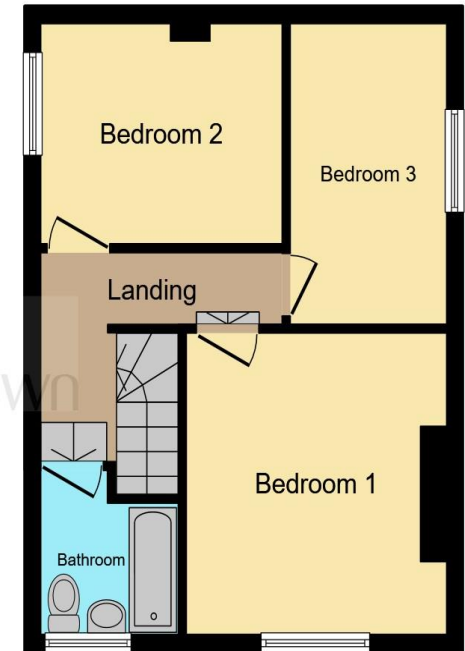
offers in the region of
£185,000



Basement



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/LBH113855



Property Ref:
LBH113855 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk