



**Stableford Close, Shepshed**

**welcome to**

## **Stableford Close, Shepshed LOUGHBOROUGH**

**\*\*FOR SALE\*\*** This deceptively spacious well laid out four bedroom mid-town house occupying a pleasant position in this cul de sac in the popular village of Shepshed. Well maintained by present owner and offers spacious and flexibly arranged accommodation over three floors. Call now on 01509 214686.

### **Entrance Hallway**

Property is entered via a front door into the entrance hallway which has laminate flooring, coving to the ceiling, stairs off to the first floor, doors off to all ground floor rooms.

### **Ground Floor Wc**

There is a ground floor wc that has laminate flooring, a low level wc, wash hand basin, a radiator and extractor fan.

### **Dining Room**

10' 8" x 9' 8" (3.25m x 2.95m)  
Dining room has laminate flooring, UPVC double glazed window to the front, useful built in under stairs cupboard and a radiator.

### **Breakfast Kitchen**

14' 5" x 9' 11" (4.39m x 3.02m)  
Breakfast Kitchen has vinyl flooring, is fitted with a range of base and wall units with roll edge work surfaces over. There is a one and half bowl sink with drainer and tiled splashbacks. There is a gas hob with overhead extractor and electric oven, space for a fridge freezer with plumbing for mains water, wall mounted central heating boiler, UPVC double glazed window to the rear and patio doors leading to the rear garden.

### **First Floor Landing**

The first floor landing has stairs rising from the ground floor and stairs off to the second floor, has the airing cupboard incorporating the hot water cylinder, a radiator and doors off to first floor rooms.

### **Lounge**

14' 6" x 10' (4.42m x 3.05m)  
Lounge has laminate flooring, two UPVC double glazed windows to the rear elevation, television aerial point, radiator and coving to the ceiling.

### **Bedroom One**

14' 5" x 9' 10" (4.39m x 3.00m)  
Bedroom one is a double bedroom with two upvc double glazed windows to the front, laminate flooring, double radiator and a door to the ensuite.

### **Ensuite**

Ensuite has laminate flooring, and is fitted with a three piece suite which comprises of shower cubicle with shower over, pedestal wash hand basin, low level wc, partially tiled walls and a radiator.

### **Second Floor Landing**

Second floor landing has stairs rising from the ground floor, provides access to a boarded loft, drop down ladder, with light and shelving to provide additional storage space and there are doors off to all second floor bedrooms.

### **Bedroom Two**

14' 5" x 9' 10" (4.39m x 3.00m)  
Bedroom two has laminate flooring, upvc double glazed windows to the front and a radiator.





### **Bedroom Three**

10' 3" x 7' 4" maximum (3.12m x 2.24m maximum)  
Bedroom three has laminate flooring, upvc double glazed window to the rear and a radiator.

### **Bedroom Four**

10' 1" x 7' maximum (3.07m x 2.13m maximum)  
Bedroom four has laminate flooring, upvc double glazed window to the rear and a radiator.

### **Main Bathroom**

Main bathroom has a three piece suite comprising of bath with shower over and tiled walls, low level wc, pedestal wash hand basin, laminate flooring and a radiator.

### **Outside**

Outside to the rear of the property there is a low maintenance rear garden, patio seating area, artificial lawn for easy maintenance, further raised decked seating area, fencing to the boundaries, outside power point, outside light and a gate to the rear. To the front of the property there is a small front fore garden with a pathway leading to the front door and there are two allocated parking spaces.



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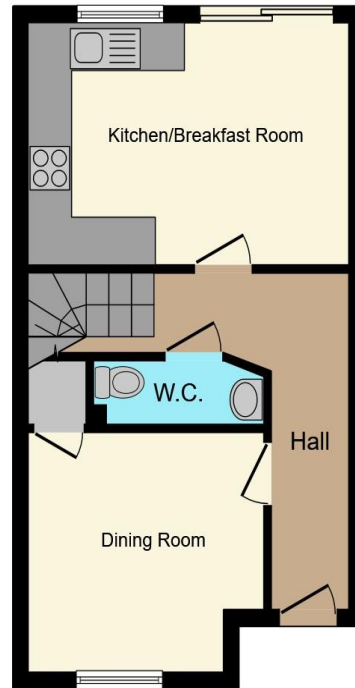
welcome to

## Stableford Close, Shepshed

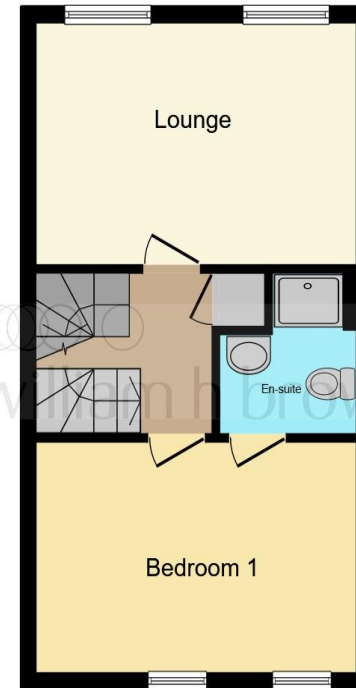
- Four bedroom Mid town house
- Cul de sac
- Well maintained by present owner
- Spacious and flexibly arranged accommodation over three floors
- UPVC double glazing

Tenure: Freehold EPC Rating: C

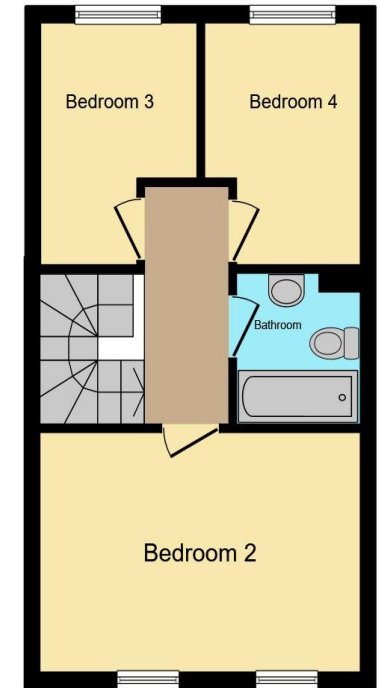
**£230,000**



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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