



**Charnwood Road, Shepshed**

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## **Charnwood Road, Shepshed**

**\*\*FOR SALE\*\*** A traditional end terrace occupying a pleasant position in the popular town of Shepshed. Property is in fantastic decorative order, benefits from double glazing, gas fired central heating, stripped wooden flooring, exposed brick work and cast iron log burning stove. Call Now!

### **Lounge**

11' 11" maximum x 11' 11" maximum (3.63m maximum x 3.63m maximum)

Lounge has exposed wooden flooring, a feature cast iron log burning stove set into a recessed brick chimney with tiled hearth. There is cornice to the ceiling and a ceiling rose, vertical radiator and a UPVC double glazed bay window to the front with built in storage beneath.

### **Dining Room**

12' 10" maximum x 11' 11" maximum (3.91m maximum x 3.63m maximum)

Dining room has wood laminate flooring, a beautiful feature open fire place with stone surround and hearth, a cast iron radiator, coving to the ceiling, UPVC double glazed window to the rear, stairs off to the first floor and a pine door to the kitchen.

### **Kitchen**

9' 3" x 6' 10" (2.82m x 2.08m)

Kitchen has vinyl wood effect flooring, is fitted with a range of base and wall mounted units with roll edge work surfaces over. There is a gas hob with a double electric oven, a single stainless steel sink with drainer and complementary tiling, a UPVC double glazed window to the side, a radiator and an opening through to the rear utility room.

### **Utility Room**

7' 11" x 5' 11" (2.41m x 1.80m)

Utility Room has a continuation of wood effect vinyl flooring, has space and plumbing for a washing machine and tumble dryer, fridge and freezer. Has a UPVC Double glazed window to the side and a door leading through to the rear lobby.

### **Rear Lobby**

Rear lobby is a useful storage space and has a UPVC double glazed door leading to the rear garden.

### **First Floor Landing**

First floor landing has stairs rising from the ground floor, with doors leading off to all first floor rooms.

### **Bedroom One**

12' x 11' 11" (3.66m x 3.63m)

Bedroom one has a vertical radiator, coving to the ceiling and a UPVC double glazed window to the front.

### **Bedroom Two**

12' 11" x 9' 1" maximum (3.94m x 2.77m maximum)

Bedroom two has a UPVC double glazed window to the rear and a radiator.







### **Shower Room**

Shower room has a modern suite with wood laminate flooring. Suite comprising of corner shower cubicle with shower over, low level wc, pedestal wash hand basin with tiled surround, airing cupboard incorporating a combination boiler and a UVC double glazed window to the rear elevation.

### **Outside**

To the front of the property is a walled front garden with a pathway leading to the front door. And to the rear of the property is side access with a recently laid patio seating area with step down to mainly a garden which is mainly laid to lawn with fence and hedging to boundary and a metal garden shed.



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## Charnwood Road, Shepshed Loughborough

- Traditional End Terrace
- Fantastic Decorative Order
- UPVC Double Glazing
- Gas Fire Central Heating
- Stripped wooden flooring

Tenure: Freehold EPC Rating: D

**£170,000**



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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Property Ref:  
LBH114429 - 0004

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william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**