



Rockingham Close, Shepshed

welcome to

Rockingham Close, Shepshed

NO ONWARD CHAIN We are pleased to offer for sale this deceptively spacious and flexibly arranged detached property occupying a pleasant end of cul de sac position in the sought after town of Shepshed. The property offers well thought out and thoughtfully arranged living space. Viewing Recommended.

Entrance

The property is entered via a upvc double glazed front door into the entrance hallway which has an open plan feel with stairs rising to the first floor, useful understairs storage cupboard, double panel radiator and doors off to all ground floor rooms.

Lounge

20' 4" maximum x 11' maximum (6.20m maximum x 3.35m maximum)

The lounge has a feature stone fireplace and stoned hearth, coving to the ceiling, upvc leaded light window to the front, ample room for a three-piece suite and dining table and chairs, a radiator and a door through to the kitchen.

Kitchen

12' 6" x 8' 11" (3.81m x 2.72m)

The kitchen has vinyl flooring and is fitted with a range of base and wall mounted units with work surfaces over. There is a one and a half bowl sink with drainer, mixer tap and tiled surround, space for a freestanding gas hob and oven, space and plumbing for a washing machine, useful built in pantry, a upvc double glazed window to the rear, a back door to the outside and a door through to the dining room.

Dining Room

11' 10" x 8' 10" (3.61m x 2.69m)

The dining room is a versatile room which can be easily used as a further sitting room or family space with coving to the ceiling and an opening through to the conservatory.

Conservatory

9' 2" x 9' 8" (2.79m x 2.95m)

The conservatory is a light and airy room which brings the garden into the home, has wooden flooring, double panel radiator, a brick base with upvc double glazed window to the side and rear elevation and a French door which opens to the rear garden.

Ground Floor Shower Room

The ground floor shower room is fully tiled with vinyl flooring and has a corner quadrant shower cubicle with electric shower over, a wash hand basin set within a vanity unit with storage beneath, a low level wc and a upvc double glazed window to the side.

First Floor Landing

The first-floor landing has a vaulted ceiling with stairs rising from the ground floor and access to a small loft space with doors off to all first-floor rooms and a useful airing cupboard housing the combination boiler and providing further storage.

Bedroom One

14' 3" x 10' 4" (4.34m x 3.15m)

Bedroom one has a upvc double glazed window to the front, a radiator and access to further eaves storage.





Bedroom Two

11' 11" x 13' (3.63m x 3.96m)

Bedroom two has a radiator and a upvc double glazed window to the rear and access to further eaves storage.

Separate Wc

There is a separate wc situated on the first floor which has a low level wc.

Outside

A particular feature of the property is the outside space. To the front there is a tarmacked driveway providing offroad parking for several vehicles, access to the garage and a shaped front lawn with fencing to side boundary.

Garage

The garage is an oversized garage with an up and over door to the front, power and light with a rear personnel door.

Rear Garden

To the rear there is a space ideal for entertaining with various patio seating areas, steps down to a further slabbed space with a private aspect and fencing to boundaries.



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welcome to

Rockingham Close, Shepshed Loughborough

- Deceptively Spacious and Flexibly Arranged Detached Property
- End of Cul De Sac Position
- UPVC Double Glazing
- Gas Fire Central Heating
- Two Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: D

£250,000



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

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Property Ref:
LBH113451 - 0008

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