



Church Street, Shepshed

welcome to

Church Street, Shepshed

William H Brown are delighted to offer this beautiful cottage with character features throughout comprising two bedrooms, lounge, kitchen, bathroom and large rear garden. Viewings are highly advised to fully appreciate this unique property.

Entrance

Access to the property via door to front leading to the kitchen

Kitchen

14' 4" x 11' 6" (4.37m x 3.51m)

The kitchen has a range of base and wall mounted units, range cooker, induction hob, original flooring and beams to the ceiling, integrated washing machine, Belfast sink/drainage unit, additional work surfaces, partially tiled walls, space for fridge/freezer, a stable door opening onto the rear of the property and a upvc double glazed window to the front elevation.

Lounge

14' 9" x 11' 4" (4.50m x 3.45m)

The lounge is accessed via the kitchen and has tiled flooring, exposed beams to the ceiling, electric fire, a radiator and a upvc double glazed window to the front elevation.

First Floor Landing

First floor landing has stairs rising from the ground floor, carpeted flooring, a storage cupboard and doors to all first-floor rooms.

Bedroom One

15' 2" x 11' 5" (4.62m x 3.48m)

Bedroom one has carpeted flooring, wooden beam, two radiators and a upvc double glazed window to the front and side elevation.

Bedroom Two

8' x 9' 8" (2.44m x 2.95m)

Bedroom two has carpeted flooring, a radiator, wooden beam embedded into the wall and a upvc double glazed window to the front elevation.

Bathroom

Double glazed window to rear, heated towel rail, wash hand basin, W/C, bath with mixer taps and overhead shower attachment, partially tiled walls, fully tiled flooring, spotlights and linen cupboard housing the central heating boiler which was fitted only 8 years ago

Outside

To the front of the house there is on street parking. To the rear of the property is an enclosed garden with a laid to lawn area, patio area for outdoor furniture, summer house and access to the shed. The garden is accessed via shared access which is right of way through neighbouring garden.





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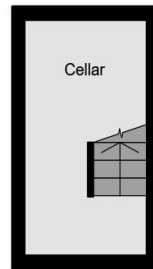
Church Street, Shepshed Loughborough

- Character features throughout
- Two Well-proportioned Bedrooms
- UPVC Double Glazing and Gas Central Heating
- Fitted Kitchen
- On Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

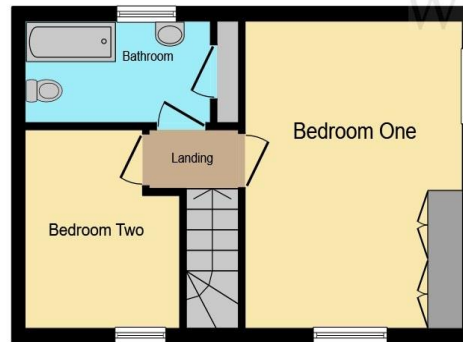
£172,950



Cellar



Ground Floor



First 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

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Property Ref:
LBH115473 - 0006

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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.



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