



Stableford Close, Shepshed

welcome to

Stableford Close, Shepshed

A Lovely TWO BEDROOM TOWN HOUSE on this popular cul-de-sac in SHEPSHED, with hallway, ground floor wc, fitted kitchen, lounge, two bedrooms and bathroom. Outside there is a pleasant rear garden and an allocated parking space. CALL NOW TO ARRANGE A VIEWING!

Entrance Hall

The property is entered via a front door into the entrance hallway, with stairs off to the first floor, useful understairs storage, doors to all ground floor rooms.

Ground Floor Wc

There is a ground floor wc with low level wc, wash hand basin with tiled splashbacks and a window to the front.

Kitchen

9' 11" x 6' 1" (3.02m x 1.85m)

The kitchen has vinyl flooring and is fitted with a range of base and wall mounted units with work surfaces over, a gas hob with overhead extractor and electric oven, space for a fridge freezer, a wall mounted central heating boiler and a upvc double glazed window to the front.

Lounge

12' 7" x 12' 5" (3.84m x 3.78m)

The Lounge has coving to the ceiling, a radiator and Upvc double glazed French doors to the rear garden.

Landing

The landing has stairs rising from the ground floor, access to the loft, a double radiator and a door to all first-floor rooms.

Bedroom One

12' 6" x 11' 2" (3.81m x 3.40m)

Bedroom one has a radiator and a upvc double glazed window to the rear.

Bedroom Two

12' 7" x 8' 2" (3.84m x 2.49m)

Bedroom two has a storage cupboard, a radiator and a upvc double glazed window to the front.

Bathroom

The Bathroom has a three-piece suite comprising bath with side screen and shower over, low level wc, pedestal wash hand basin.

Outside

Outside to the front there is a fore garden with a pathway leading to the front door, to the rear there is a garden with patio seating area, shaped lawn which is fenced to boundaries with rear access to the allocated parking space.





view this property online williamhbrown.co.uk/Property/LBH115513



welcome to

Stableford Close, Shepshed Loughborough

- Fabulous Two Bedroom Town house
- Cul De Sac Location
- Ground Floor WC
- Fitted Kitchen
- Lounge with French Doors

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£180,000



Total floor area 61.0 m² (657 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/LBH115513



Property Ref:
LBH115513 - 0003

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