



Ploughmans Drive, Shepshed

welcome to

Ploughmans Drive, Shepshed

A FANTASTIC THREE BEDROOM semi-detached home within a cul-de-sac in the popular town of Shepshed, with hallway, lounge, dining AND CONSERVATORY, fitted kitchen, three bedrooms and a bathroom. Delightful rear garden with a drive and GARAGE! CALL TO ARRANGE A VIEWING!

Entrance

The property is entered via a upvc double glazed front door, which leads into an entrance porch which has a meter cupboard and an internal door which leads through to the entrance hallway.

Entrance Hallway

Entrance hallway has stairs rising to the first floor, a radiator and a door to the lounge.

Lounge

12' 11" x 10' 11" (3.94m x 3.33m)
There is a feature gas coal effect fire with hearth cloth, UPVC double glazed window to the front, a radiator and an opening through to the dining room.

Dining Room

11' 7" x 7' 9" (3.53m x 2.36m)
Dining room has laminate flooring, useful under stairs store cupboard, coving to the ceiling and patio doors which lead through to the conservatory.

Conservatory

11' 1" x 7' 3" (3.38m x 2.21m)
Conservatory has laminate flooring, UPVC double glazed windows to the side and rear elevations and French doors which lead to the rear.

Kitchen

11' 7" x 5' 10" (3.53m x 1.78m)
Kitchen has ceramic tiled flooring, fitted with a modern kitchen with base and wall mounted units with work tops over, a sink with drainer and mixer tap with tiled surround, space for a fridge freezer and plumbing for a washing machine, a gas hob with extractor hood over and electric oven, a upvc double glazed window to the side and a back door.

Landing

The landing has stairs rising from the ground floor with doors off to all rooms, a useful airing cupboard and access to the loft space.

Bedroom One

11' x 8' 5" (3.35m x 2.57m)
Bedroom one has a upvc double glazed window to the front, radiator and a built in wardrobe over the stairs.

Bedroom Two

9' 3" x 8' 6" (2.82m x 2.59m)
Bedroom two has a upvc double glazed window to the rear, radiator.

Bedroom Three

9' 3" x 5' 3" (2.82m x 1.60m)
Bedroom three has a upvc double glazed window to the rear, radiator.





Bathroom

The bathroom has partially tiled walls and flooring and has a three piece suite comprising bath with shower over, low level wc, pedestal wash hand basin, chrome heated towel rail and a upvc double glazed window to the side.

Outside

Outside to the front there is a gravelled driveway, raised flower borders and side gated access to the rear garden.

To the rear there is a patio seating area, a further decked area and steps leading down to a shaped lawn with established flower borders.

Garage

The garage is brick built with an up and over door to the front, power, lighting and a rear personnel door.



view this property online williamhbrown.co.uk/Property/LBH114425



welcome to

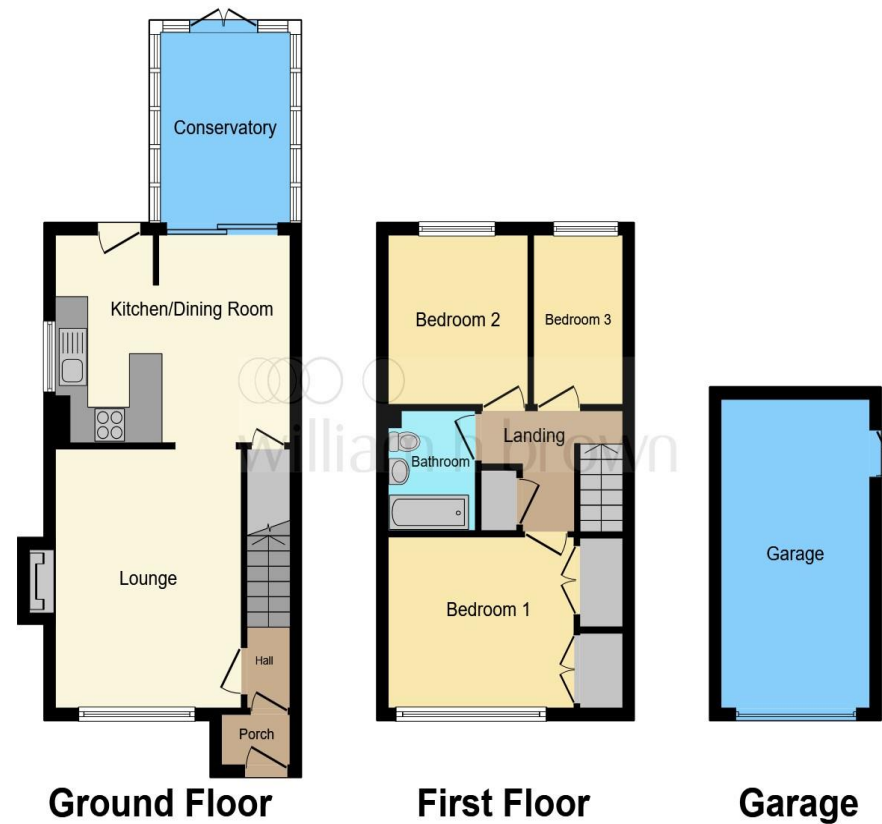
Ploughmans Drive, Shepshed

- THREE BEDROOMS
- LOUNGE, DINING ROOM AND CONSERVATORY
- MODERN FITTED KITCHEN
- BATHROOM WITH WHITE SUITE
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C

offers over

£230,000



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

view this property online williamhbrown.co.uk/Property/LBH114425



Property Ref:
LBH114425 - 0005

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