



**Leicester Road, Shepshed**

welcome to

## Leicester Road, Shepshed

WOW! Welcoming to the market this FANTASTIC Edwardian detached home situated within the heart of Shepshed perfect for someone looking for a move in ready property! Comprising hallway, lounge, kitchen/diner, ground floor wc, two DOUBLE bedrooms, ensuite, bathroom, garage, driveway & rear garden.

### Entrance Hallway

Entering the property through the front door leads you into the hallway fitted with oak parquet flooring, a radiator, an original decorative archway, stairs rising to the first floor and a door through to the lounge area.

### Lounge

The lounge has oak flooring, a box bay window to the front elevation, a double glazed window to the rear elevation and two single glazed arch shaped windows to the side elevation, two open cast iron fireplaces with surrounds, television aerial point, decorative coving to ceiling, two radiators and a door leading through to the kitchen.

### Kitchen Diner

The kitchen has a range of wall and base units fitted with integrated appliances such as a fridge, freezer, dishwasher with space and plumbing for a washing machine. There is a Belfast style sink drainer, space for a range master style cooker with cooker hood above, two double glazed windows to the side elevation, space for a dining table, oak flooring, ceiling spotlights two radiators and doors to a deceptively spacious pantry and a ground floor w.c.

### Ground Floor WC

The ground floor wc has a two-piece suite comprising a low level wc and wash hand basin. Additionally, has a frosted double-glazed window to the side elevation, oak flooring and a radiator.

### Master Bedroom

The master bedroom has a box bay style window to the front elevation which are partially frosted, a single glazed arch window to the side elevation, two radiators, newly fitted carpets, decorative coving to ceiling and a door to the recently fitted ensuite.

### Landing

The landing has oak parquet flooring and doors to both bedrooms, the main bathroom and a useful store cupboard. There is a loft hatch with a full down ladder leading up to the partially boarded loft.

### En Suite

The ensuite has a three-piece suite comprising a wall hung low level wc, a wall hung vanity style wash hand basin with a tile effect splashback and a walk-in shower cubicle with shower over. There is a frosted double-glazed window to the front elevation, ceiling spotlights, tile effect vinyl flooring and a heated towel rail.

### Bedroom Two

Bedroom two has a double-glazed window to the rear elevation, a single glazed arch window to the side elevation, decorative coving to ceiling, a cast iron fireplace with a tiled hearth, a radiator and oak parquet flooring.



## Bathroom

The bathroom has a four-piece suite comprising low level wc, vanity style wash hand basin, shower cubicle featuring water jets and an internal radio system and a jacuzzi style double bath. The bathroom is partially tiled, has herringbone style cushioned vinyl flooring, two frosted double-glazed windows to the rear and side elevation, a radiator, multi colour option spotlights to ceiling, wooden beams and a door to a store cupboard housing the boiler.



## Outside

To the front of the property there is a patio area ideal for parking, bricked wall to the front of the boundary, shared access driveway leading to the detached garage and rear garden.

The rear garden has gated access with a patio seating area, astro turfed lawn, flower boarders, fenced surrounding and access to the garage through the side personnel door.



## Garage

The garage has an up and over door, side personnel door, window to the rear elevation and has power and light.



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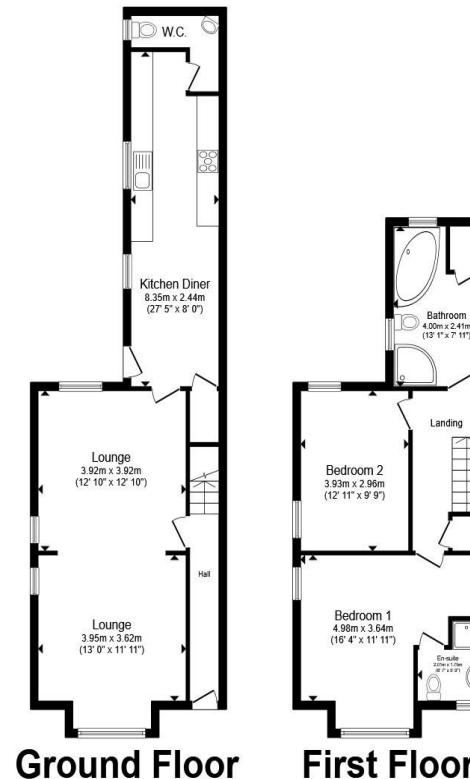
## Leicester Road, Shepshed

- TRADITIONAL EDWARDIAN DETACHED HOME
- MODERNISED THROUGHOUT
- TWO WELL-PROPORTIONED BEDROOMS
- GROUND FLOOR WC & MASTER ENSUITE
- SPACIOUS LIVING AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£325,000**



Total floor area 112.1 m<sup>2</sup> (1,206 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](http://www.propertybox.io)



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Property Ref:  
LBH115598 - 0004

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