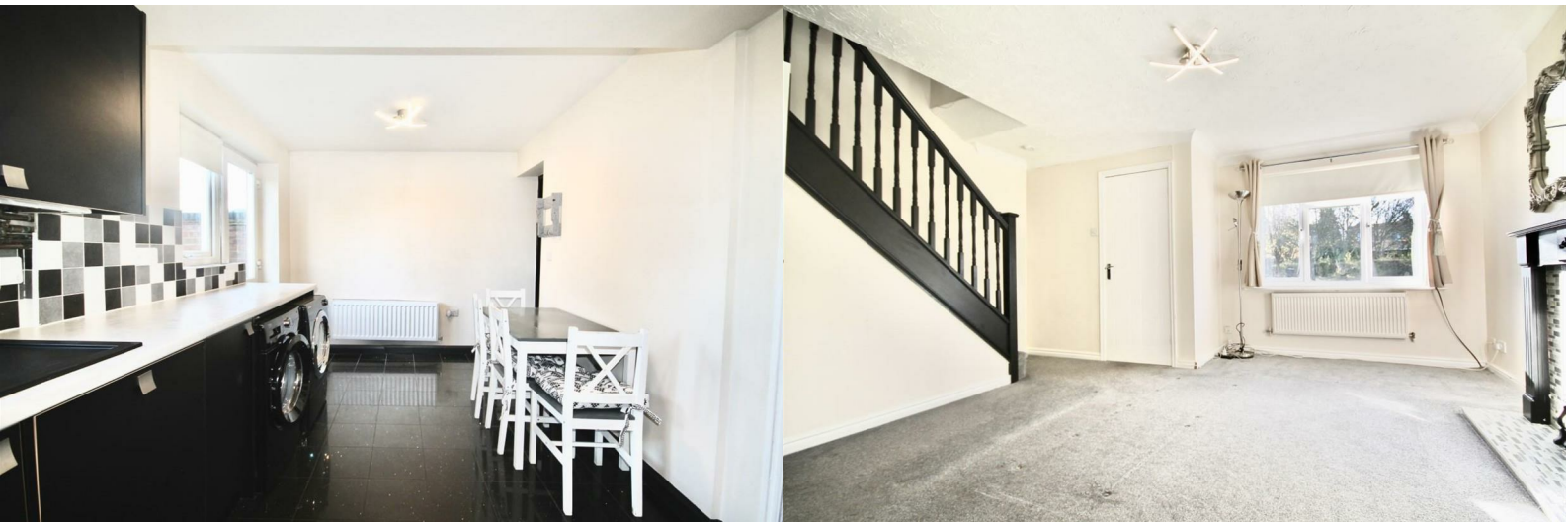




15 Domont Close

Shepshed, Loughborough, LE12 9JL

Offers In Excess Of £265,000



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Property & Village

Mature semi detached property situated in a popular location cul de sac position. Ideally suiting a first time buyer, accommodation included entrance hall, lounge, dining room, breakfast kitchen, three double bedrooms, the master with en-suite, dressing room and bathroom. There is off road parking for several vehicles, car port and enclosed private rear garden.

Shepshed is located close to junction 23 of the M1 motorway. Close to Loughborough railway station and East Midlands Airport.

Accommodation

Entrance & Hallway

With uPVC door into entrance hallway having access to downstairs Cloakroom and door through to Lounge.

Cloakroom

With uPVC opaque window to the front elevation, gas central heating radiator, W.C and pedestal sink.

Lounge

With uPVC window to the front elevation, gas central heating radiator, feature fireplace, access to the dining room/playroom, doorway through to breakfast kitchen and stairs leading to first floor.

Kitchen/Breakfast kitchen

With uPVC French doors to the rear garden, uPVC door to side access and gas central heating radiator. A range of wall and base units with complementing marble work surfaces, space for fridge/freezer, washing machine, dishwasher and ample space for Breakfast/dining table.

Upper Floor

Having shower cubicle, W/C, hand basin and heated towel rail.

Landing

With access to loft and doors leading to.

Master Bedroom

With uPVC window to the rear elevation and gas central heating radiator.

En-suite

With uPVC opaque window, gas central heating towel rail, shower cubicle, W.C. and wash hand basin.

Dressing Room/Bedroom Four

With ample wardrobe space and storage

Bedroom Two

With uPVC window to the front elevation, gas central heating radiator and built in wardrobes.

Bedroom Three

With uPVC window to the front elevation and gas central heating.

Family Bathroom

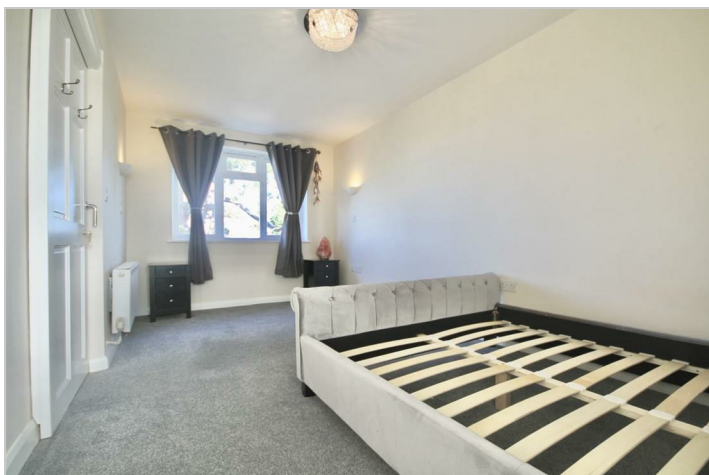
With uPVC opaque Window, gas central heating radiator, W.C., hand basin unit and bath with shower over.

Rear Garden

With patio seated area, lawned area, space for garden shed and privately walled garden

MONEY LAUNDERING REGULATIONS -

1. 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 will be 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 as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



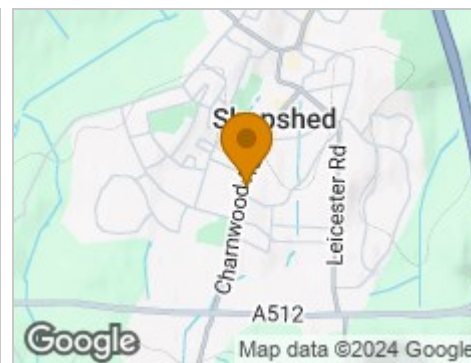
Road Map



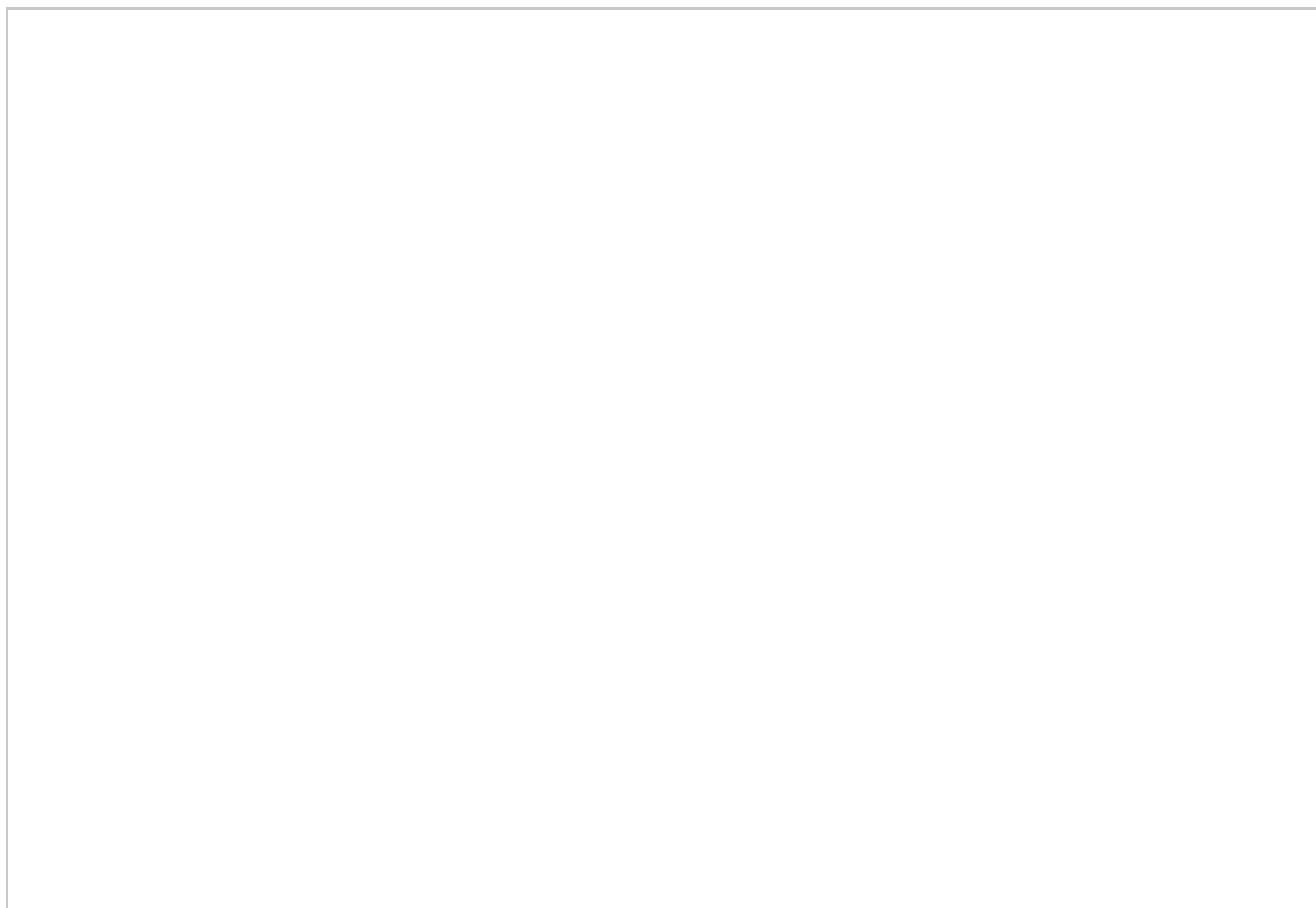
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.