



9 Anson Road

Shepshed, Loughborough, LE12 9LA

Offers Over £350,000



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Accommodation

Entrance Porch

Having wooden doors leading into the porch with tiled flooring.

Hallway

Having glass opaque door into hallway, gas central heating radiator, double storage cupboard with wall shelving, loft access which is boarded with lighting, electrics and feature internal window.

Family Bathroom

Having uPVC double glazed windows to the front and side elevation, W.C, vanity unit with inset sink, panelled bath with shower over, storage cupboard housing Worcester boiler, feature wall floor to ceiling mirror and heated chrome towel rail.

Kitchen

Having uPVC double glazed windows to the front and side elevation, contemporary base and wall units with complementing work surfaces, electric oven and hob, integrated fridge and freezer, stainless steel sink with drainer, plumbing for washing machine, under counter lighting and vinyl flooring.

Dining Room

Having uPVC double glazed windows to the side elevation, gas central heating radiator, feature internal window and ample space for dining table.

Lounge

Having dual aspect uPVC double glazed windows to the side and rear elevation, sliding patio doors leading to the rear garden, three gas central heating

radiators, feature locally sourced stone fireplace with gas fire, freestanding wall units and glass door leading into hallway.

Master Bedroom

Having uPVC double glazed window to the rear elevation, gas central heating radiator and door leading to dressing room/en-suite.

Dressing Room/En-Suite

Having uPVC double glazed window to the front elevation, fitted mirrored wardrobes, vanity unit with cupboards and inset sink, panelled corner bath with shower over, W.C, bidet, and heated towel rail.

Bedroom Two

Having dual aspect uPVC double glazed windows to the side and rear elevation. composite door leading to rear garden, gas central heating radiators and further access to loft.

Bedroom Three

Having uPVC double glazed window to the front elevation and gas central heating radiator.

Detached Double Garage

Having access via double doors, electrics and lighting.

Outside Front

Having both steps and pathway to the front door, pathway leading to both sides of the property, beautiful lawn area, established trees, plants and shrubs with feature decorative bridge and a locally sourced stone wall surrounding the property.

There is paving leading to a detached double garage, ample space for parking and side access to the rear of the property.

Outside Rear

Having block paving, established shrubs, terraced pagoda with feature path, side access to the front and private surrounding fencing.

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.



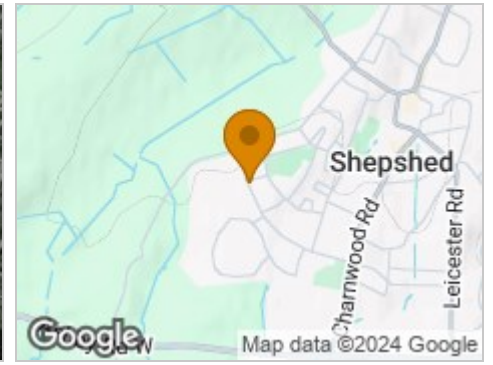
Road Map



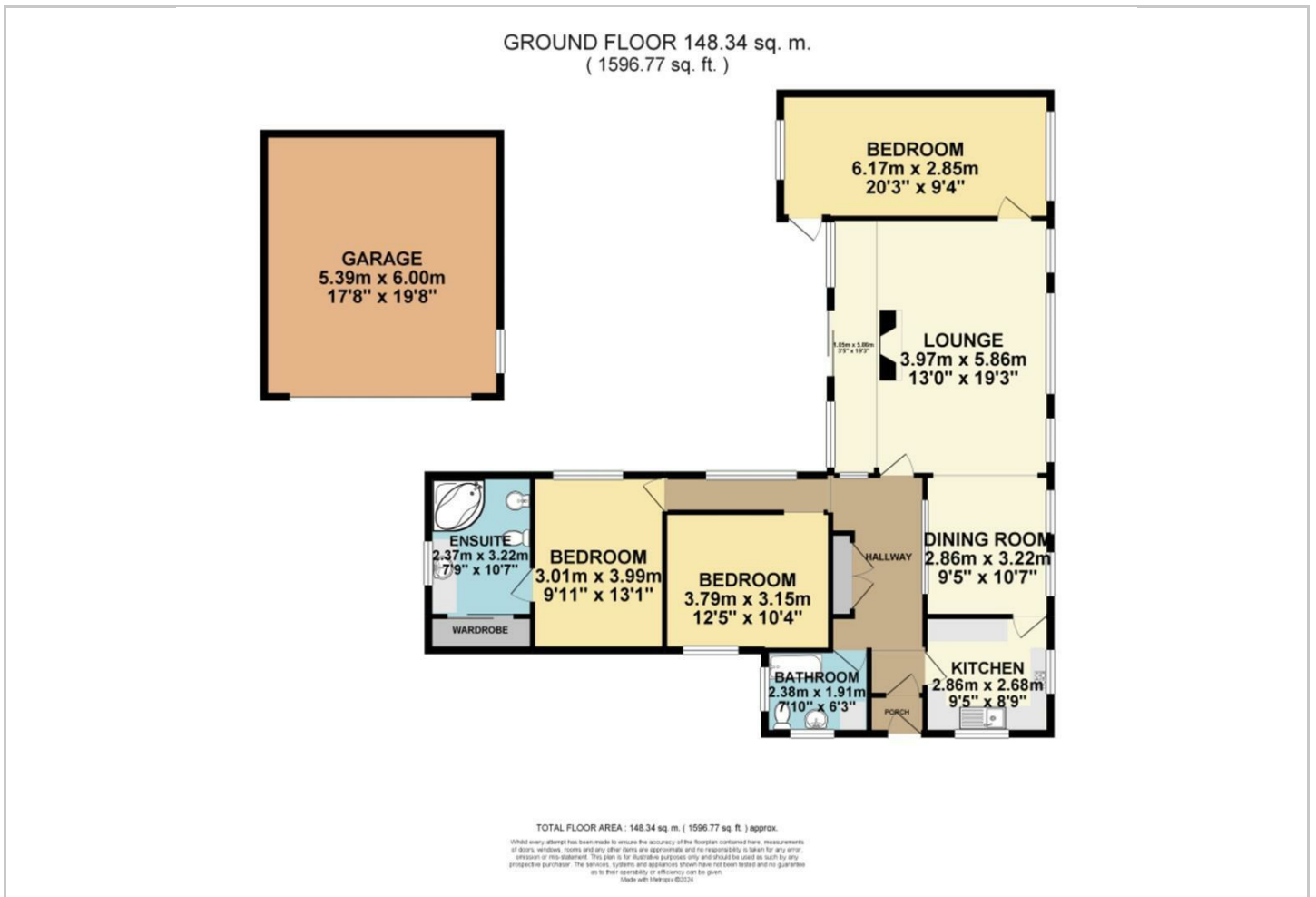
Hybrid Map



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.