



13 Tyler Court, Shepshed, Leicestershire, LE12 9SJ

HOWKINS &
HARRISON

13 Tyler Court,
Shepshed,
Leicestershire, LE12 9SJ

Guide Price: £190,000

Located within a quiet cul de sac in Shepshed and offered to market with no upward chain, this two double bedroom property would make the ideal first time home or investment property.

Across the two floors the internal accommodation in brief comprises a generously sized 18ft reception lounge, fitted dining/kitchen to the rear and to the first floor there are two good sized double bedrooms and a three piece family bathroom. Externally there are front and rear gardens as well as off road parking and a single garage to the rear.

Features

- Ideal starter home or investment opportunity
- Offered with no upward chain
- Generously sized reception lounge
- Two good sized double bedrooms
- Off road parking and single garage
- Conveniently located for commuters



Location

Shepshed often known until 1888 as Sheepshed, is a town in Leicestershire. It sits within the borough of Charnwood local authority, where Shepshed is the second biggest settlement after the town of Loughborough. The village benefits from road links via both the A6 and A512, together with easy access to both the A42 and M1 motorway networks with East Midlands conurbations beyond. Nottingham/East Midlands airport, East Midlands Parkway and Loughborough Railway Station are also located within commuting distance, together with Nottingham, Derby and Leicester.



Accommodation Details – Ground Floor

From the front elevation the property can be accessed via an enclosed front porch which in turn leads directly into the main reception lounge, generous in size. A door to the rear then opens into the fitted dining kitchen that offers views out into the landscaped rear gardens.

First Floor

A single flight staircase rises from the reception lounge and leads onto the first floor landing. Bedrooms one and two are good sized double rooms but offer differing views over the front and rear of the property. A three piece family bathroom services both bedrooms.

Outside

Externally the property benefits from a landscaped front garden whilst a back passageway allows access into the private, low maintenance rear gardens. The property also offers off road parking to the rear as well as single garage.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

Mains water, drainage, gas and electricity are connected to this property. None of these services have been tested.

Tenure & Possession

The property is Freehold

Local Authority

Charnwood Borough Council - [Tel:01509-634666](tel:01509-634666).

Council Tax – Band B

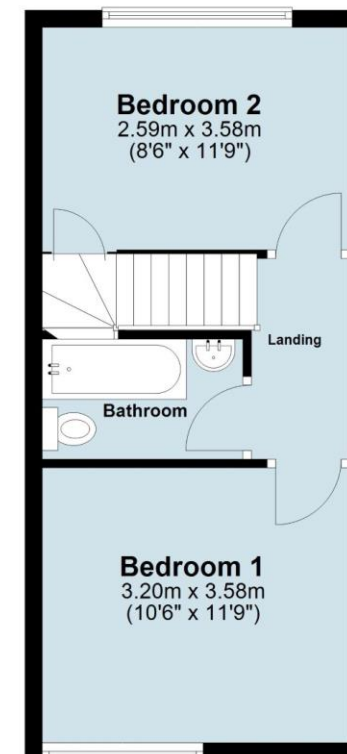
**HOWKINS &
HARRISON**

AWAITING EPC

Ground Floor



First Floor



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