



9 Wightman Close, Shepshed, Loughborough, LE12 9NQ

£239,950

- No upward chain
- Substantial detached garage
- Modern bathroom
- Detached
- 3 double bedrooms
- Off-road parking
- Large plot
- Ample living space
- Empty possession

9 Wightman Close, Shepshed LE12 9NQ

****No Chain**** Detached, 3 bedroom home offered to the market with empty possession and no upward chain. This would make a lovely family home and has lots of living space as well as a large detached garage ripe for conversion. Get in touch now to arrange a viewing.



Council Tax Band: C



Excellent opportunity to purchase a detached family home in popular Shepshed with no onward chain. On a large plot with a tandem garage ripe for conversion or for storing multiple vehicles. This home has a mock Tudor facade and is constructed from attractive red brick. It has open plan living/dining with a fitted kitchen, modern bathroom, 3 bedrooms including fullwidth master and a lovely garden with lawn and patio. The plot is a good size with a driveway for off-road parking.

This is a great house for a growing family and the garage allows many possibilities including a home office, fourth bedroom or even a stunning open plan living/kitchen/dining room.

There is gas central heating and uPvc double glazing throughout.

The property is centrally located in Shepshed on a quiet cul de sac and close to all local amenities, including shops, doctors, the local post office and Charnwood forest It is within walking distance of New Croft School. Shepshed is close to the M1 motorway network and within easy commuting distance of Derby, Leicester and Nottingham and there are regular trains to London from the nearby railway stations, at East Midlands Parkway and Loughborough.

Lounge
10'7" x 14'4"

Well appointed lounge with character beams, a feature fireplace, neutral decor and a front facing aspect.

Dining room
7'8" x 10'5"

Open plan to the lounge, the dining room has a dual aspect with side window and a door leading out to the rear garden. The space has flexible use and a continuation of the decor from the lounge.

Kitchen
5'8" x 10'5"

Leading off from the dining area is the fitted kitchen with undercounter utilities, fitted wall and base units, sink with mixer tap and drainer and a rear facing aspect.

Bedroom 1
14'2" x 8'5"

Full width double bedroom with neutral decor and a front facing aspect.

Bedroom 2
6'11" x 10'0"

Double bedroom with neutral decor and a rear facing aspect.

Bedroom 3
6'7" x 7'10"

Single bedroom with rear facing aspect

Bathroom
6'2" x 8'0"

Modern bathroom with white suite including a full sized bath with shower over, hand basin and WC.

Garage
8'2" x 33'0"

Large tandem garage ripe for conversion, this could be used as a gym or home office or incorporated into the property to create additional bedroom and/or living space.

Dimensions
Dimensions:

Lounge - 3.23m x 4.37m (10'7 x 14'4)

Dining Area - 2.36m x 3.20m (7'9 x 10'6)

Kitchen - 1.73m x 3.20m (5'8 x 10'6)

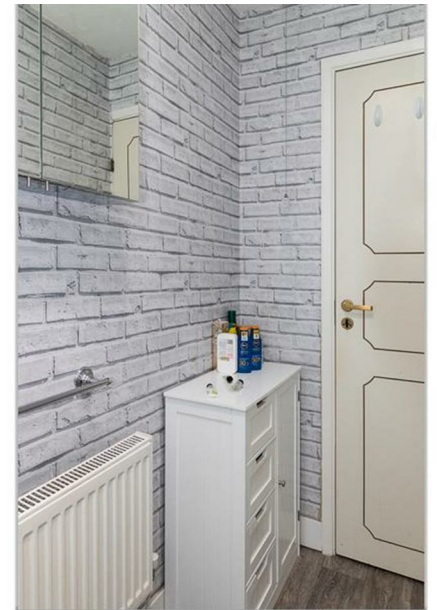
Bedroom 1 - 4.32m x 2.59m (14'2 x 8'6)

Bedroom 2 - 2.13m x 3.07m (7' x 10'1)

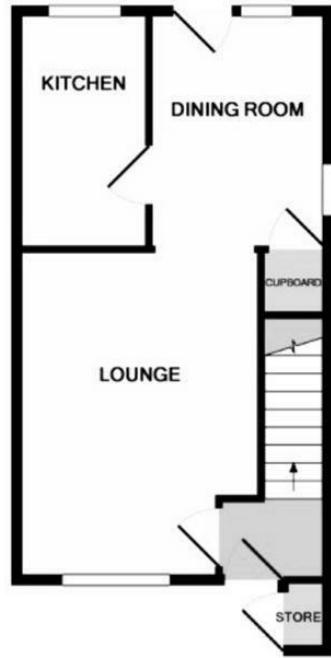
Bedroom 3 - 2.03m x 2.41m (6'8 x 7'11)

Bathroom - 1.88m x 2.44m (6'2 x 8')

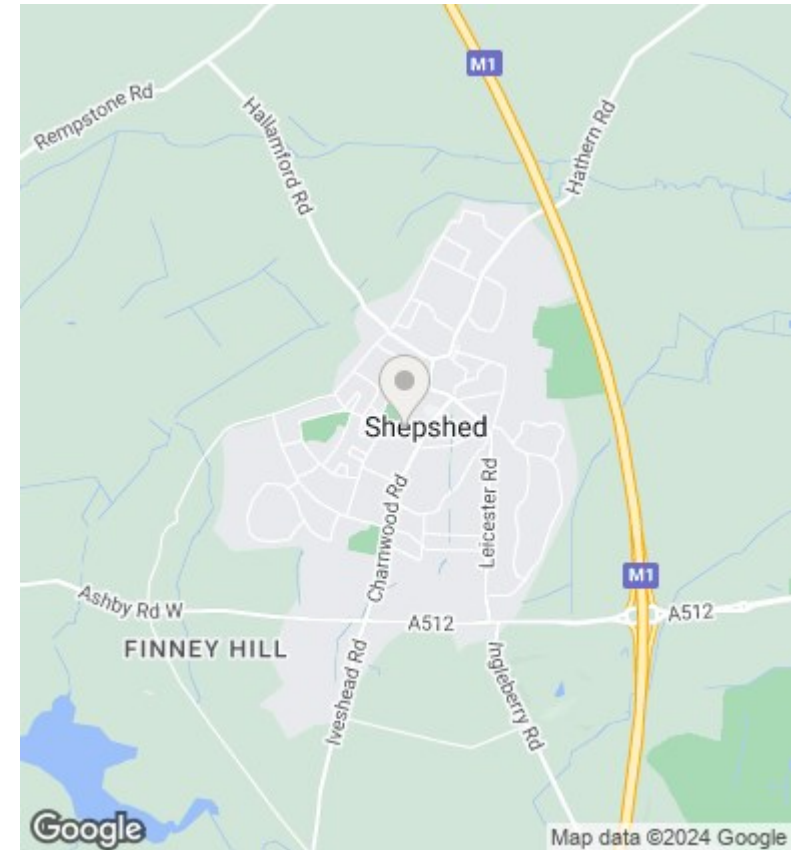
Garage - 2.49m x 10.06m (8'2 x 33')







GROUND FLOOR



Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	