



39 Oakley Estate, Oakley Ave, Shepshed, LE12 9AR

£245,000

- No onward chain
- Open plan kitchen/diner
- Modern bathroom with separate WC
- Viewing recommended
- Newly refurbished
- Spacious full length lounge
- Driveway for multiple vehicles
- Brand new kitchen
- New carpets and decor throughout
- Good sized, easy to maintain garden

39 Oakley Estate, Oakley Ave, Shepshed LE12 9AR

****No onward chain**** Excellent opportunity to purchase a substantial 3 bedroom family home which is ready to move into. Located on a generous plot on a quiet road near central Shepshed, it is close to shops and amenities. The property has just undergone some refurbishment and the current owners have put in a new kitchen, redecorated and recarpeted throughout, converted the dining room and kitchen into an open plan kitchen/living/dining room and rewired the house adding new light fittings and spotlighing. The property also benefits from uPvc double glazing throughout and a combination boiler under 5 years old.



Council Tax Band: B



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The property is available to buy with no onward chain and empty possession. Viewing is highly recommended to appreciate the generous room sizes and plot.

Shepshed is a thriving small town with many restaurants, shops, pubs and amenities including a GP surgery and a dental practise. The property is centrally located close to all local amenities, including shops, bus stops and the local post office. 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.

Rooms

Lounge

18'8" x 10'11"

Spacious full length lounge with decorative fireplace, recently recarpeted and redecorated with neutral whites and greys. There are double glass doors out to the patio area of the rear garden. The room has a light and airy feel and could easily accommodate a lounge area and an office or dining area if desired. There is access to an understairs storage cupboard.

Kitchen/Diner

18'8" x 14'1"

Large full length room with a breakfast kitchen to the rear and large area big enough to incorporate a living space as well as an additional dining space. The room has been newly redecorated and floored with modern neutral colours. The new kitchen has a range of contemporary dark blue wall and base units, grey worktops, an integrated oven with electric hobtop and extractor fan and a double sink with mixer tap and drainer. The kitchen has a window overlooking the rear garden, new spotlighting and a breakfast bar.

Bedroom 1

12'1" x 10'7"

Double bedroom with a double aspect and a decorative fireplace. Newly decorated and carpeted with modern greys and whites.

Bedroom 2

10'8" x 10'5"

Double bedroom with a front facing aspect and a decorative fireplace. Newly decorated and carpeted with modern greys and whites.

Bedroom 3

8'2" x 7'10"

Single bedroom with a rear facing aspect. Newly decorated and carpeted with modern greys and whites.

Bathroom

8'0" x 6'7"

Modern bathroom with full sized bath with shower over, white basin and ladder style radiator. The bathroom is finished with modern tiling, wood effect flooring and spotlighting.

WC

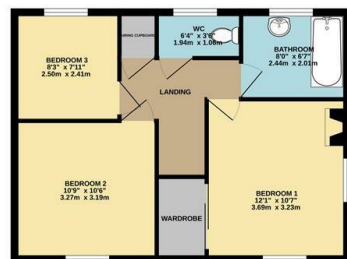
Separate WC with white low level toilet, obscured uPvc window and neutral decor.

Outside

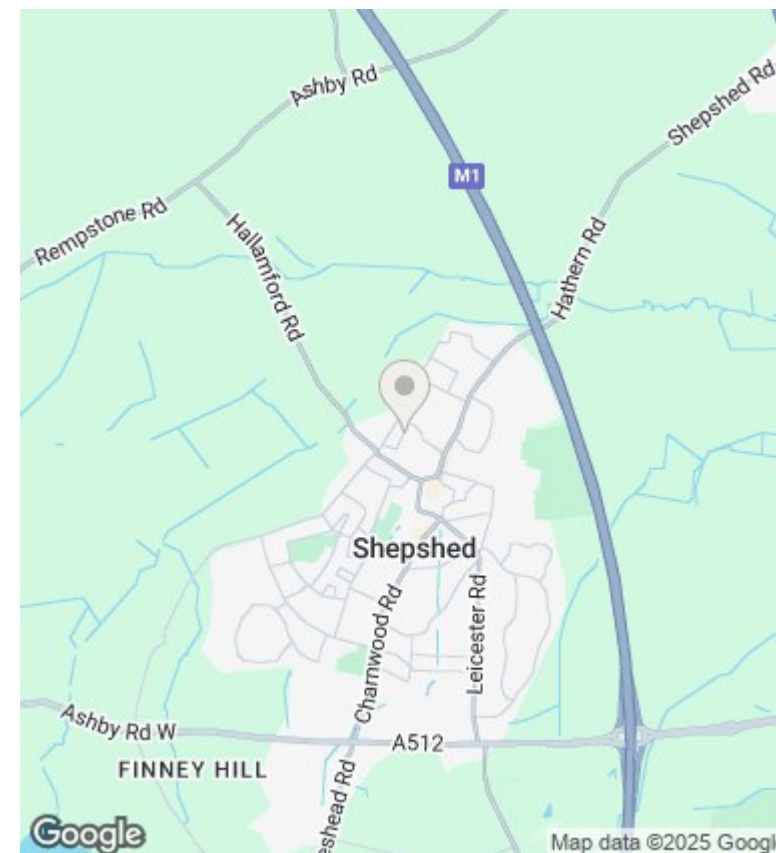
The home sits on a generous plot with a large driveway to the front plus an area of lawn that could be utilised as additional parking if preferred. There is side access through to the rear garden. The rear garden is a good size and has a patio area and an area of lawn. It benefits from getting a lot of sun and not being particularly overlooked. It is currently easy to maintain and a blank canvas but has plenty of space for keen gardeners to add beds, vegetables, shrubs, etc.







TOTAL FLOOR AREA : 929 sq ft (86.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures presented here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with floorplan 10025



Directions

Viewings

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

Council Tax Band

B

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