



Northwood Drive, Shepshed



**£235,000**

- UPGRADED SEMI DETACHED
- THREE BEDROOMS
- OVERSIZED "DOUBLE GARAGE"
- MODERN DINING KITCHEN
- THREE TO FOUR CAR PARKING
- EDGE OF VILLAGE LOCATION
- FREEHOLD
- EPC rating D



This modern and well presented semi detached family home includes an oversized "double detached garage" and occupies this edge of village location near to countryside walks and just a short stroll from local Primary and Secondary schools.

The property would make a great home for the young and growing family and is situated upon a tree lined stretch of the road with a three car frontage in addition to a side driveway for another one to two cars.

Enter through a hallway and into the bright and airy lounge which has wood laminate flooring, centred around a focal point fireplace with ornate ceiling rose and coving, handy under stairs storage cupboard and a three quarter glazed door leading to the dining kitchen.

The kitchen spans the full width of the property and has a breakfast bar along with space for a dining table. This features a comprehensive range of high gloss base, drawers and eye level units with plumbing for a washing machine, built in stainless steel electric oven, four ring gas hob and extractor. Stylish tiled splashbacks and brushed stainless steel sockets and switches along with a ceramic tiled floor, French doors leading out into the garden ideal for summer entertaining and an additional rear entrance door from the kitchen area.

Upstairs there are three bedrooms, two double with all the upstairs rooms featuring contemporary grooved solid oak doors. Bedroom one is to the front and has an alcove suitable for a wardrobe, bedroom two has a built in cupboard with hanging rail and shelving whilst number three is a single sized room with over stairs storage cupboard.





The modern bathroom has been upgraded in recent years and includes a shower bath with curved glass shower screen, mixer shower with a rain style shower head and separate attachment along with a vanity style wc and sink, extractor and window.

Double gate access leads to the oversized garage which lends itself to use as a home based business, such as a hairdressing salon, studio or dog grooming etc and this has French entrance doors, windows and has been partially divided internally along with light, power and a side pedestrian door.

Good to know: The property has uPVC double glazing throughout, gas central heating powered by a Worcester combination boiler located in a kitchen cupboard.

**ENTRANCE HALL** 2.00m x 1.00m (6'7" x 3'4")

**LOUNGE** 3.69m x 4.16m (12'1" x 13'7")

**DINING KITCHEN** 4.79m x 3.30m (15'8" x 10'10")

**BEDROOM ONE** 4.59m x 2.61m (15'1" x 8'7")

**BEDROOM TWO** 2.83m x 2.83m (9'4" x 9'4")

**BEDROOM THREE** 3.05m x 2.05m (10'0" x 6'8")

**FAMILY BATHROOM** 1.90m x 1.90m (6'2" x 6'2")

**OVERSIZED GARAGE** 3.97m x 5.68m (13'0" x 18'7")

## TO FIND THE PROPERTY

Proceed into Shepshed from Hathern, entering on Hathern Road, take the second turning right into Northwood Road where the property is situated on the left hand side identified by the agent's 'For Sale' board.

## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

## DISCLAIMER

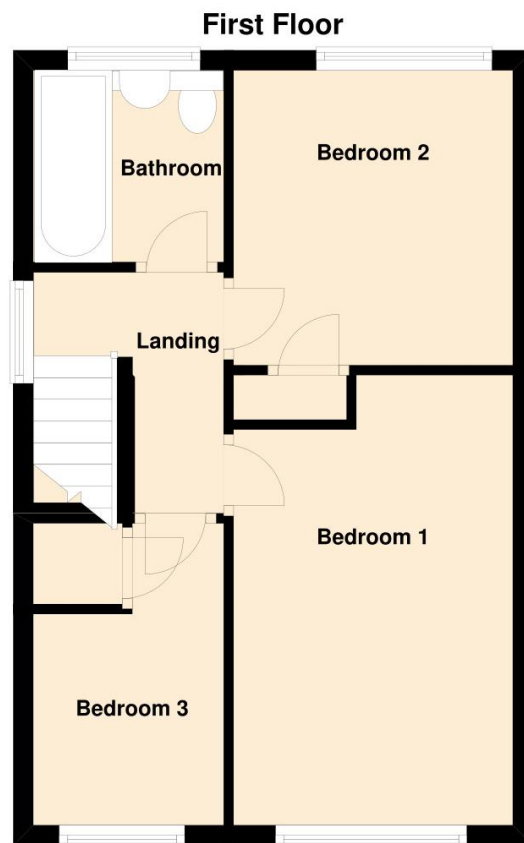
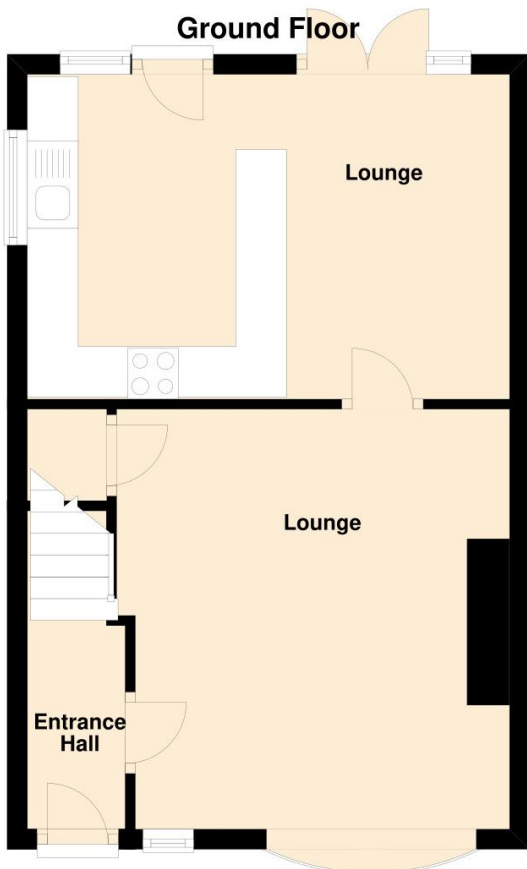
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## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.









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