



Lenton Road , Shepshed



£274,000

- MODERN THREE STOREY PROPERTY
- THREE BEDROOMS
- EN-SUITE TO MASTER
- FIVE YEARS OLD
- DRIVEWAY PARKING
- ADDITIONAL UPGRADES
- FREEHOLD
- EPC rating B



This contemporary three bedroom semi-detached residence boasts a sleek interior, perfect for professionals or young families.

Nestled in a convenient location with nearby schools, shops, and excellent transport links to the M1, this property is move-in ready. Situated within the catchment area of renowned schools, this home offers excellent educational opportunities for children.

Upon entering, you're greeted by a hallway, leading into the spacious lounge diner. The kitchen features modern amenities including a double oven and a gas hob. Upstairs, three bedrooms offer ample space, with each bedroom boasting fitted wardrobes and the master bedroom being on the third floor, has more than enough space and has its own private en-suite. The family bathroom is equipped with an over bath mixer shower and heated towel rails.

Outside, the property boasts a sizable garden with decking ideal for evening sun, a UVEV charging point, and a driveway for two cars. With solid oak doors throughout and ample storage, this home is both stylish, modern and functional. There are also nearby walks and trails, ideal for leisurely strolls or walks with the dog!

Good to know- The property was built in 2020. The current owners paid for additional extras including the double oven, solid oak doors, fitted wardrobes and have added a UV electric vehicle charger.



HALL 1.05m x 3.88m (3'5" x 12'8")

WC 0.87m x 1.76m (2'11" x 5'10")

KITCHEN 2.39m x 3.88m (7'10" x 12'8")

LOUNGE/DINER 4.05m x 4.65m (13'4" x 15'4")

BEDROOM TWO 2.28m x 4.18m (7'6" x 13'8")

BEDROOM THREE 2.28m x 2.49m (7'6" x 8'2")

BATHROOM 2.13m x 2.48m (7'0" x 8'1")

MASTER BEDROOM 4.05m x 6.18m (13'4" x 20'4")

ENSUITE 2.13m x 2.68m (7'0" x 8'10")

TO FIND THE PROPERTY

From Shepshed village centre head along Belton Street, continue straight across the first mini island, left at the second mini island on to Tickow Lane, first right into Marsden Drive and left into Lenton Road, where the property is situated on the right hand side.

SERVICES & TENURE

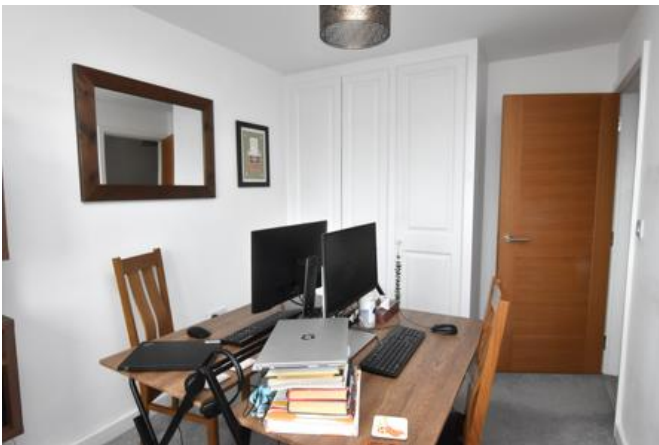
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

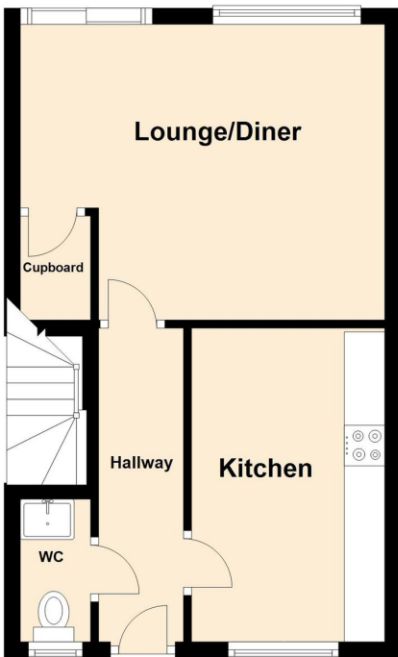
REFERRALS

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.

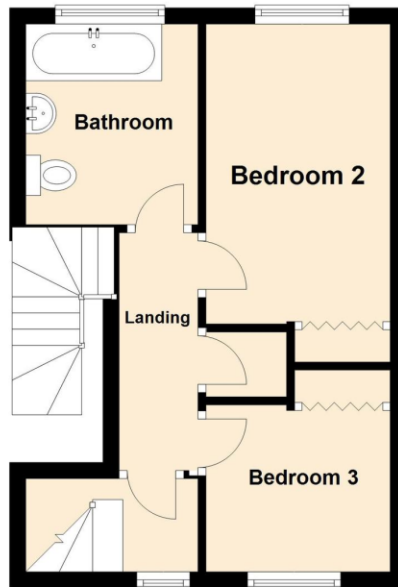




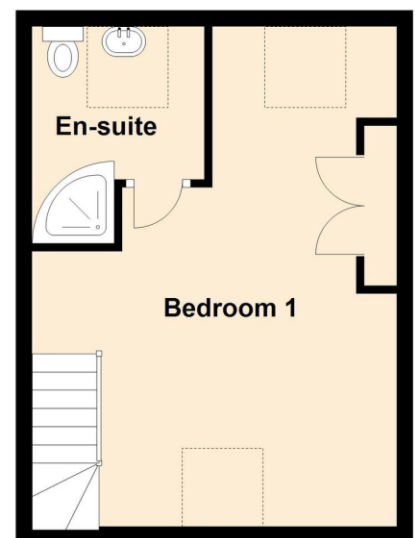
Ground Floor
Approx. 347.0 sq. feet



First Floor
Approx. 289.3 sq. feet



Second Floor
Approx. 299.5 sq. feet



Total area: approx. 935.8 sq. feet



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