



Countrymans Way, Shepshed



Offers in Excess of £100,000

- CONVERTED CHARACTER PROPERTY
- ONE DOUBLE BEDROOM
- REPLACEMENT DOUBLE GLAZING
- WIFI OPERATED HEATING
- WOOD BURNING STOVE
- PARKING SPACE
- FREEHOLD
- EPC rating E



A deceptive individual one bedroom character residence with feature living kitchen diner which has a vaulted ceiling with upgrades that include modern remotely operated electric heating and a wood burning stove.

The property has benefited from electrical upgrade with modern circuit breaker and presentation wise its pretty much neutral all the way through.

Initially the double glazed side access door provides access to the hall, here there is the replacement hot water cylinder discreetly housed in a cupboard. Wall mounted electric convector heater on a timer and a doorway and steps up to the living kitchen diner. Split in to three distinct sections, the living area has the focal point of the wood burning stove, a vaulted ceiling with Velux light, two side elevation double glazed replacement windows make for a light and airy space. The dining section is in between. To the kitchen, there is an integrated electric hob with oven beneath and extractor hood above, plumbing for washing machine, space for fridge freezer, a range of storage units at both base and eye level in a white finish with brushed metal handles. Modern electric heater with WiFi remote access capable and separate convector heater provided with timer. At the end of the room is a useful store room and both areas have exposed purlins to the ceiling.

The bedroom has both ceiling Velux and side elevation double glazed window, modern electric heater, TV aerial connection and is a nicely sized double bedroom.

The bathroom has a ceiling light and has a three piece suite including dual flush WC, bath with electric shower over and pedestal wash hand basin with tiled splashback.



Outside the property has a parking space, semi enclosed by timber fencing and metal railings, this could also be used as garden if so required. Viewing is highly recommended to appreciate the accommodation available which is within easy walking distance of Shepshed centre amenities and is for sale with no upward chain, ideal for the first time buyer, professional or perhaps indeed investor.

To find the property, from Shepshed centre proceed along Field Street which becomes Britannia Street, at the mini roundabout turn right on to Belton Street, this then becomes Brook Street. Turn right in to Countrymans Way where the property is situated on the right hand side at the end of the parking area identified by the agent's 'For Sale' board.

HALL 2.13m x 1.98m (7'0" x 6'6")

LIVING KITCHEN DINER 6.72m x 3.87m (22'0" x 12'8")

STORE ROOM 1.56m x 1.47m (5'1" x 4'10")

BEDROOM 3.45m x 3.37m (11'4" x 11'1")

BATHROOM 1.84m x 1.82m (6'0" x 6'0")

SERVICES & TENURE

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

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.

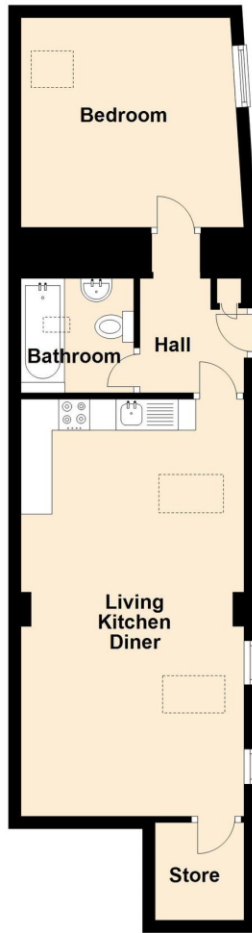
REFERRALS

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Ground Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



Total area: approx. 48.2 sq. metres (518.3 sq. feet)





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