



Domont Close, Shepshed



£210,000

- SUPERB END TOWN HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BEAUTIFULLY PRESENTED GARDENS
- STYLISH WELCOMING INTERIOR
- CUL-DE-SAC LOCATION
- FREEHOLD
- EPC rating D



A beautifully presented and stylishly finished end town house featuring stunning sunny aspect gardens, whilst occupying this highly convenient location offering village amenities within walking distance and excellent commuting nearby.

The interior has a warm and welcoming feel throughout, ready to move in to and making this a great home for the first time purchaser, couple or even investor for rental.

Enter through the hallway with modern groove effect wood laminate flooring and this spans through both the lounge and dining areas. The lounge sits to the front and is centred around a living flame effect gas fireplace, box bay window and a square arch leading through into a bright and airy dining room which enjoys French doors leading out in to the garden ideal for summer entertaining.

The kitchen also overlooks the rear garden and offers a contemporary high gloss range of base, drawers and eye level units with plumbing for a washing machine, built in Neff stainless steel electric oven, four ring gas hob and extractor, integrated slimline dishwasher, ceramic tile flooring, under stairs storage cupboard with power suitable for a fridge freezer and a handy side entrance door leading to outside.



Upstairs there are three bedrooms (two double) with number one overlooking the stunning rear garden and including contemporary sliderobes. Bedroom three is currently utilised as a home office. There is a landing airing cupboard and the fully tiled white bathroom completes the accommodation having a Mira mixer shower, heated towel radiator, extractor fan and window.

The property is set back from the road and occupies a cul-de-sac location with off road parking to the front, allocated with two spaces which is situated beneath a timber framed pergola arrangement with surrounding trees. Gated access to the side leads in to the beautifully maintained garden which has walling to two sides, a full width paved patio and shaped lawn. The garden features well stocked surrounding borders, shrubs and flowers, space for a garden shed and an additional patio area to the very bottom, ideal for that summertime G&T!

Good to know: The property has uPVC double glazing throughout. Gas central heating powered by a conventional Ideal gas central heating boiler located in a kitchen cupboard with hot water cylinder in the landing airing cupboard. Outside cold water tap.

To find the property, from M1 motorway junction 23, proceed in to Shepshed along the A512 Ashby Road continuing to the third set of traffic lights and turning right onto Charnwood Road. Proceed down the hill taking the fifth turning on the right hand side into Domont Close where the property is situated immediately on the right hand side as identified by the agent's 'For Sale' board.

ENTRANCE HALLWAY 1.49m x 1.67m (4'11" x 5'6")

LOUNGE 3.51m x 3.96m (11'6" x 13'0")

DINING ROOM 2.17m x 2.86m (7'1" x 9'5")

KITCHEN 2.17m x 2.82m (7'1" x 9'4")

BEDROOM ONE 2.60m x 3.29m (8'6" x 10'10")

BEDROOM TWO 2.15m x 2.98m (7'1" x 9'10")

BEDROOM THREE 1.99m x 2.25m (6'6" x 7'5")

BATHROOM 1.80m x 1.64m (5'11" x 5'5")





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

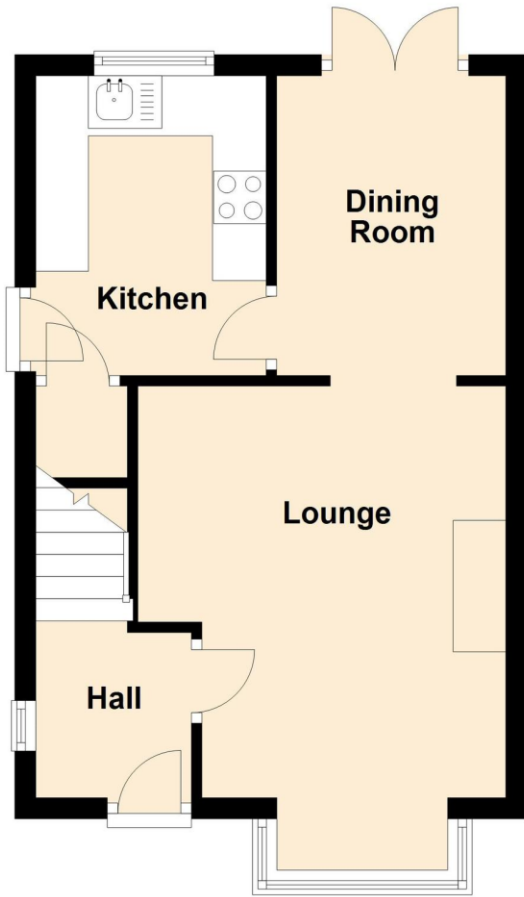
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

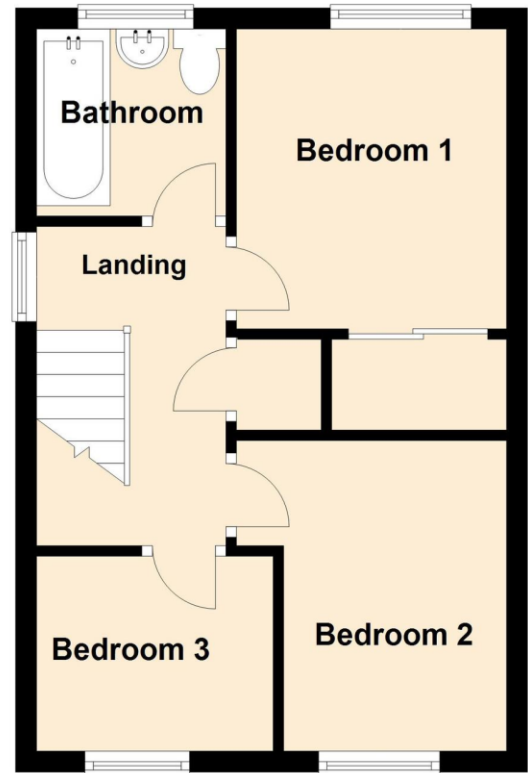
Ground Floor

Approx. 30.6 sq. metres (328.9 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



Total area: approx. 61.2 sq. metres (659.2 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk