



Woodpecker Way, Shepshed



£192,000

- TWO BEDROOM TOWN HOUSE
- TWO DOUBLE BEDROOMS
- FULL WIDTH KITCHEN DINER
- FEATURE LANDSCAPED GARDEN
- WELL PRESENTED
- COMBINATION BOILER
- FREEHOLD
- EPC rating B



Attention First Time Buyers!! Young Families!! Professionals!!

This immaculately presented two bedroom mid town house is ideal for you! The estate has excellent communication links set on the periphery of Shepshed and has a layout that which incorporates two full width double bedrooms.

Initially on entry, the hall has vinyl flooring in a timber effect herringbone pattern leading to the WC which has a corner positioned wash hand basin and WC with dual flush.

The lounge has multiple electrical sockets, two separate TV aerial connections for alternative positions. The kitchen diner also spans the full width of the property - To the kitchen section, an integrated four ring stainless steel gas hob with corresponding splashback and extractor hood above with electric oven beneath. Integrated appliances include fridge freezer, built in dishwasher and a Logik washing machine. To the dining section, a pair of double glazed doors out to the feature garden making for a light and bright room. One of the eye level cupboards discreetly houses the Ideal Logic combination gas central heating boiler.



At first floor, the landing has a roof space access hatch and access to all first floor rooms.

Bedroom one is to the front with two front elevation double glazed windows, recess for a wardrobe and a storage cupboard over the stairs equipped with shelving. The second double bedroom is to the rear and has views over the feature garden and is well presented.

The bathroom has a tap mounted shower served by the combi boiler over the bath, a wash hand basin, both with tiled splashbacks and a low level WC with dual flush.

Outside at the front is a single car parking space. At the rear is a full width patio with oblong section of lawn and a path to the right leading to a full width decked area which continues round via a pathway which the property owns (for bin collection/retrieval, see site map).

A super opportunity!

To find the property, from Shepshed village centre proceed along Field Street which becomes Britannia Street, turn right on to Belton Street which becomes Brook Street and then Bridge Street. Continue along Hathern Road turning right into Woodpecker Way, follow the road round where the property is situated on the left hand side identified by the agents 'For Sale' board.

HALL 2.47m x 0.97m (8'1" x 3'2")

GROUND FLOOR WC 1.4m x 0.78m (4'7" x 2'7")

LOUNGE 4.54m x 2.8m (14'11" x 9'2")

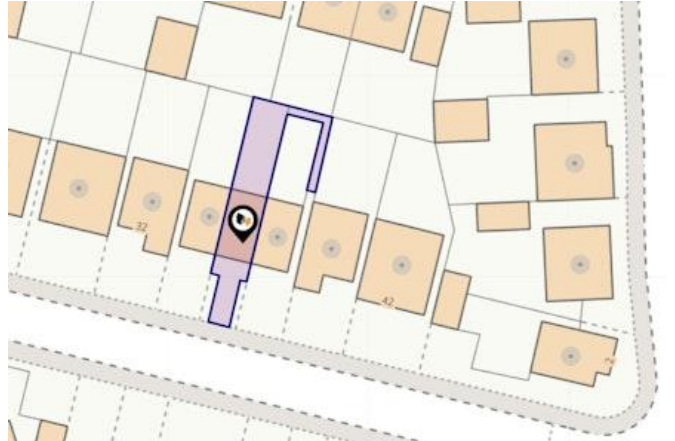
KITCHEN DINER 3.77m x 2.34m (12'5" x 7'8")

BEDROOM ONE 3.79m x 2.51m (12'5" x 8'2")

BEDROOM TWO 3.79m x 2.37m (12'5" x 7'10")

BATHROOM 1.81m x 1.6m (5'11" x 5'2")





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

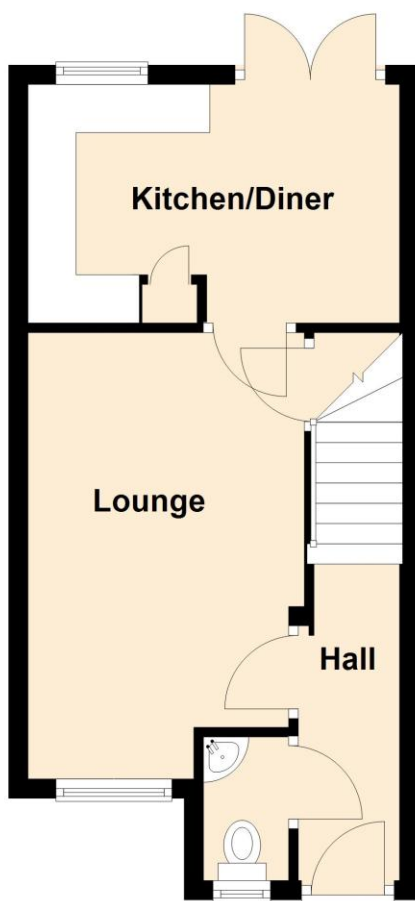
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

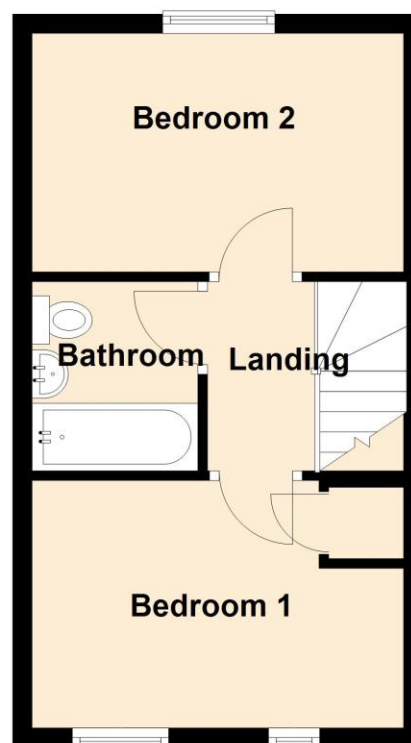
Ground Floor

Approx. 29.9 sq. metres (322.1 sq. feet)

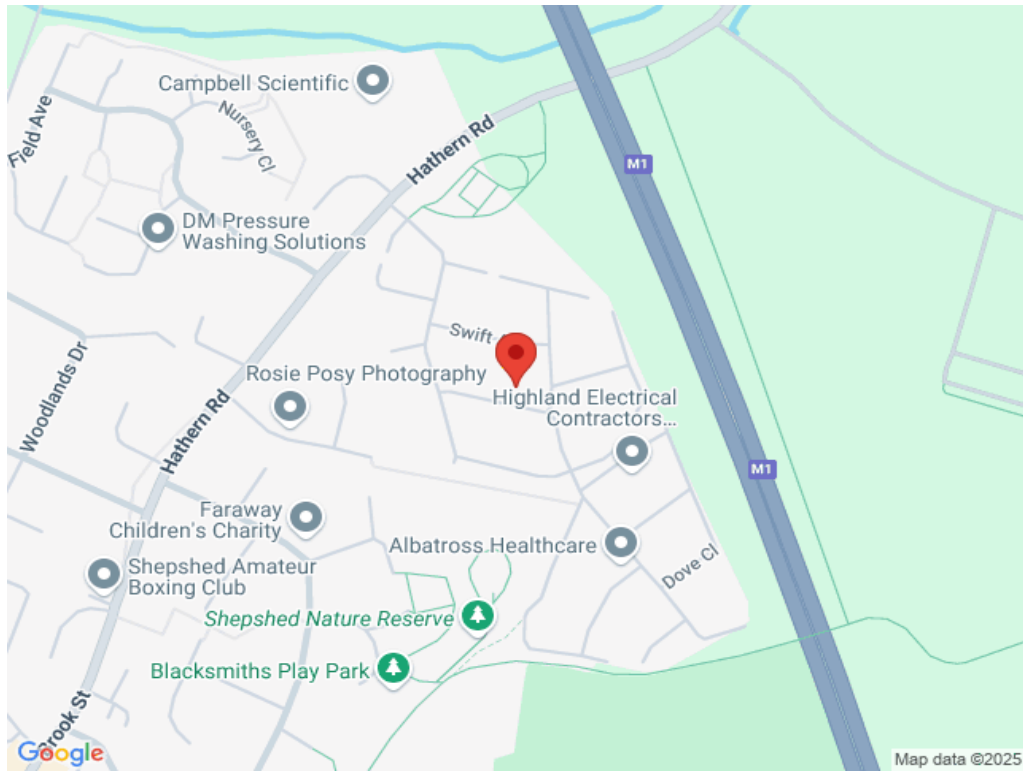


First Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



Total area: approx. 57.7 sq. metres (621.2 sq. feet)



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