



Church Street, Shepshed



£240,000

- THREE BEDROOM COTTAGE
- GRADE II LISTED
- MODERN FEATURE KITCHEN
- ROLL TOP BATH
- DECEPTIVE LAYOUT
- COURTYARD GARDEN
- FREEHOLD
- EPC rating Exempt



This deceptively spacious delightful cottage on Church Street in Shepshed has an abundance of character and is in deed a property of historic importance and therefore Grade II listed. It has the practicalities of full double glazing and gas central heating and then the individuality comes with a period residence.

The location is right in the centre of Shepshed and therefore easy access to amenities along with a garage.

Initially on entry via the front entrance door, is the dining room which has attractive beamed ceiling, exposed brick decorative fireplace with stripped floor to ceiling cupboard adjacent. Double glazed window is a laterally sliding sash Yorkshire design with radiator beneath. The rear lobby connects the kitchen and lounge.

The lounge has a timber latch door, beamed ceiling, matching window to the dining room, decorative fireplace with exposed brick and reclaimed timber mantelpiece and the room has a dual aspect with both rear elevation and views to the garden and patio beyond.

The kitchen has been refitted to a high standard and includes a Neff combination microwave and oven with main oven beneath, fridge and freezer adjacent. A four ring induction hob, one of the eye level cupboards has shelving and lighting. A side elevation window overlooks the patio and there is a useful larder cupboard along side the drawer units. There is also a built in dishwasher.

The cellar has carpeted stairs and is provided with power and light with white brickwork.



At first floor, the expansive landing connects all the rooms and has a rear elevation window over the patio and utility outbuilding.

The main bedroom is spacious and has exposed timberwork to one wall, built in double and single wardrobe with a high ceiling. Adjacent is a good sized double, two built in double wardrobes and timber latch door. Bedroom three/study is ideal as a nursery or office and special reference should be made to the floorplan to fully appreciate its size.

The bathroom has a roll top clawfoot bath, a period style dual head shower over, a cupboard houses the combination gas central heating boiler, attractive radiator and recessed halogen lighting.

To the outside, at the rear a patio and then a central paved path leads to a second garden which has astro turf for ease of maintenance and this links up with the outbuilding which is used as a utility room with power and light in what is a pleasant courtyard environment. The garage is a short walk around the corner on Church Street and is a rarity for a period property and certainly very useful. Viewing essential to appreciate.

To find the property, from the Bull Ring and centre of Shepshed proceed along Filed Street which becomes Britannia Street. At the mini roundabout turn right onto Belton Street taking the first right onto Church Street. The property is then situated on the left hand side identified by the For Sale Board.

DINING ROOM 3.77m x 3.75m (12'5" x 12'4")

LOUNGE 4.81m x 3.33m (15'10" x 10'11")

KITCHEN 2.73m x 2.25m (9'0" x 7'5")

FISRT FLOOR LANDING 6.9m x 0.94m (22'7" x 3'1")

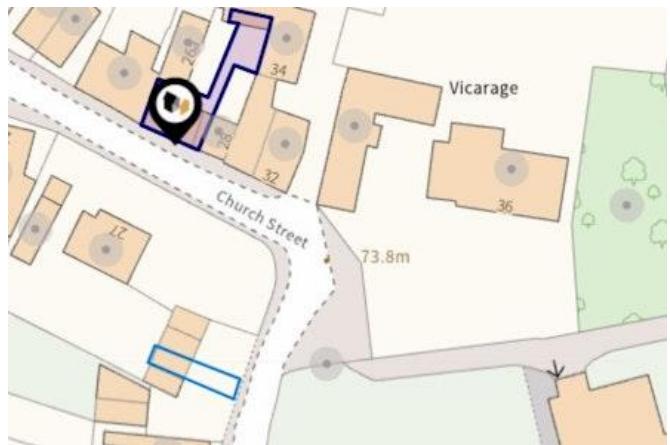
BEDROOM ONE 3.77m x 3.77m (12'5" x 12'5")

BEDROOM TWO 3.77m x 3.03m (12'5" x 9'11")

BEDROOM THREE 4.81m x 1.35m (15'10" x 4'5")

BATHROOM 2.73m x 2.25m (9'0" x 7'5")





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

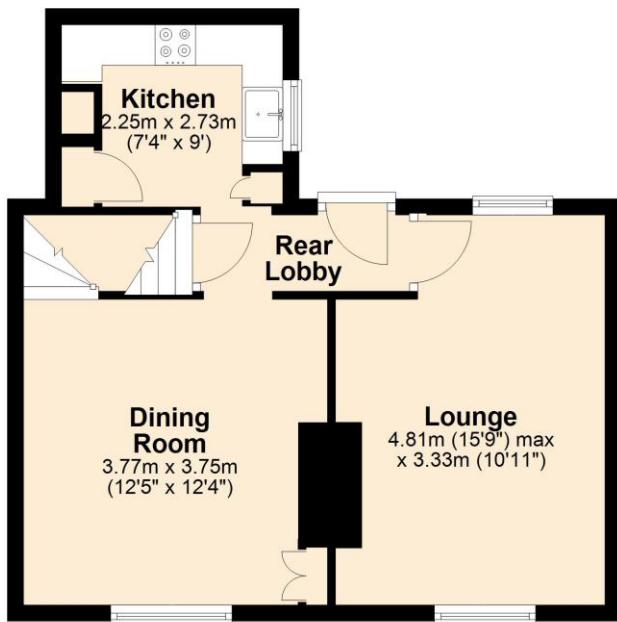
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

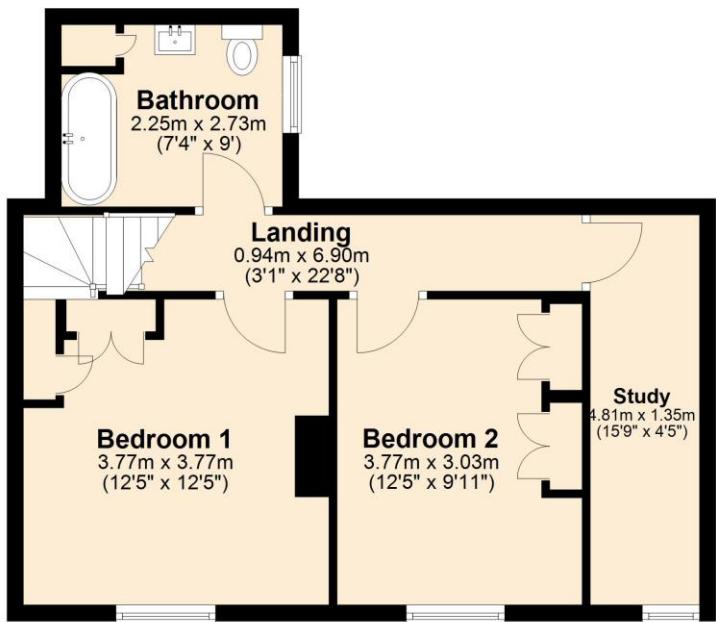
Ground Floor

Approx. 41.0 sq. metres (440.9 sq. feet)

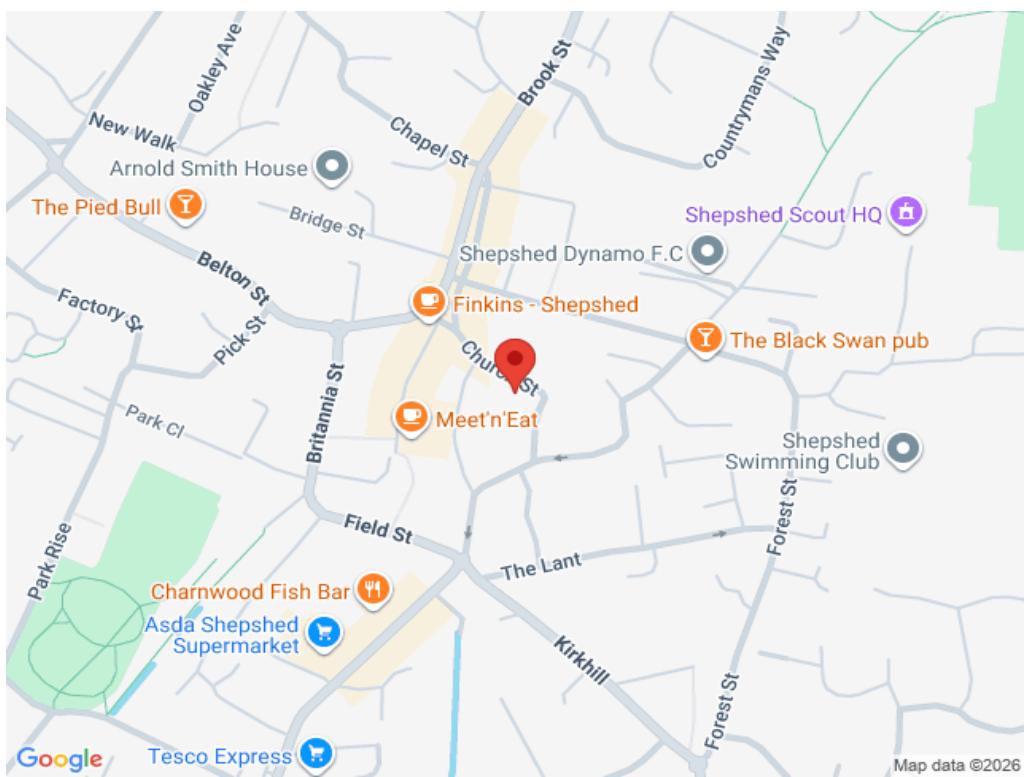


First Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



Total area: approx. 87.5 sq. metres (942.4 sq. feet)



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