



Garendon Road, Shepshed



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£240,000

- THREE BEDROOM SEMI
- REFURBISHED PROPERTY
- FEATURE KITCHEN DINER
- MODERN BATHROOM
- COMBINATION BOILER
- GOOD SIZE GARDEN
- FREEHOLD
- EPC rating COMING SOON



This traditional three bedroom semi detached property has had a comprehensive refurbishment and sits on a particularly generous plot with feature rear garden. The rear of the property has seen the kitchen and dining area combined with a reconfiguration of the original layout whilst other features include a wood burning stove to the lounge along with redecoration to many of the rooms. Fully double glazed and gas centrally heated.

Initially on entry via a double glazed door the hallway has a side elevation window with modern radiator beneath, exposed timber floor and a very useful pull out storage system beneath the stairs and a cupboard housing the modern electric circuit breaker. There is a small room under the stairs that could be used as a pantry or store. The lounge is a particular feature of the property having architectural double glazed bay window and the aforementioned wood burner with cupboards and shelving adjacent, decorative panelling and the original picture rail has been retained.

The inner hallway provides access to the feature kitchen diner which is split in to two distinct areas. To the kitchen section, there is a comprehensive range of modern storage units at both base and eye level, integrated appliances include fridge freezer which is adjacent to the microwave and oven and induction hob with glass splashback with extractor hood above... Don't forget the wine cooler! the sink unit has a built in dishwasher beneath the drainer and one of the eye level units houses the Viessmann gas central heating boiler. A wall has been removed and this opens out in to the dining section which has a decorative fireplace and exposed brickwork and timber effect luxury vinyl flooring continuing through from the kitchen and a matching drinks cabinet to the units in the kitchen area. Both rooms are light, bright and airy benefitting from multiple glazing and double doors out to the patio and have a nice combination of contemporary and tradition finishes with brushed metal electrical sockets and light switches with period style radiator.



At first floor, the stairs have a uniform spindle balustrade. On the landing itself is a side elevation window. The main bedroom is to the front of the property with three separate double glazed windows, built in bedroom furniture comprises of two double wardrobes with three double cupboards over and six drawer chest.

The second double bedroom is to the rear and goes partially in to the roof from an architectural point of view, having matching windows to that of bedroom one. The third bedroom is adjacent also facing to the rear with built in wardrobes and views over the garden which could be used as a bedroom, study, office or nursery etc.

The bathroom has a three piece suite with dual head shower over the bath served by the boiler. Oblong wash hand basin with double cupboard beneath and the toilet has dual flush capability.

Outside at the front, a low maintenance block paved fore garden in a herringbone pattern then a paved path leads to the rear. Both gas and electric meters are external. At the rear, a full width paved patio and substantial brick built out building for storage having a sink unit, power and light and plumbing for a washing machine with a further patio area beyond and a path that bisects two areas of lawn and at the very end of the garden there is a low maintenance pebbled section. Fully enclosed by timber fencing and not directly overlooked from beyond.

To find the property, from the centre of Shepshed's Bullring proceed up Kirk Hill and turn right at the top on to Garendon Road, the property is then situated on the left hand side.

HALL 2.6m x 1.9m (8'6" x 6'2")

LOUNGE 3.75m x 3.5m (12'4" x 11'6")

DINING ROOM 3.98m x 3.5m (13'1" x 11'6")

KITCHEN AREA 4.39m x 1.9m (14'5" x 6'2")

BEDROOM ONE 3.81m x 3.5m (12'6" x 11'6")

BEDROOM TWO 3.81m x 3.25m (12'6" x 10'8")

BEDROOM THREE 2.69m x 2.14m (8'10" x 7'0")

BATHROOM 2.46m x 1.9m (8'1" x 6'2")





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 C.

DISCLAIMER

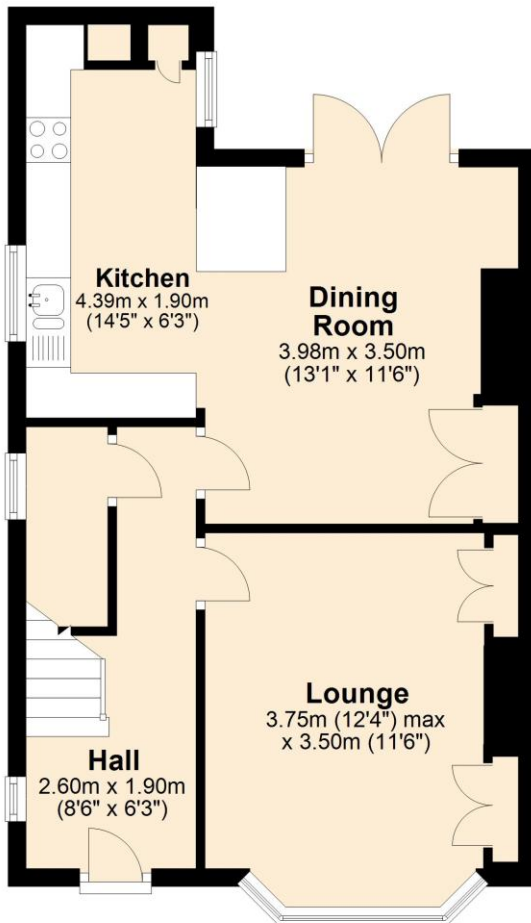
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

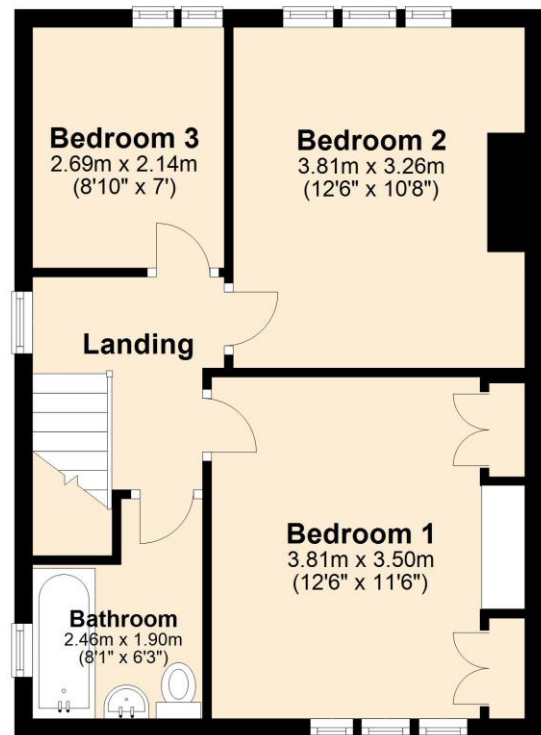
Ground Floor

Approx. 46.4 sq. metres (500.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 88.9 sq. metres (956.8 sq. feet)



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