



2 Tyler Court, Shepshed, Leicestershire, LE12 9SJ

Offers Over £219,950

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Property at a glance

- Corner Position
- uPVC Double Glazing Throughout
- Popular Residential Location
- Council Tax Band*: C
- Driveway and Garaging
- Gas Central Heating
- Ideal Family Home
- Price: £219,950

Overview

Occupying a pleasant and well proportioned corner plot within this popular residential location, this three bedroom semi detached family home benefits from uPVC double glazing throughout and gas central heating and accommodation on brief comprising reception hall, living room which opens to the dining room, fitted kitchen and on the first floor landing gives way to three bedrooms and a bathroom fitted with a modern white three piece suite. Outside the garden and plot are a particular feature of sale with a wide frontage and driveway providing off road car standing which in turn leads to the garaging. The main gardens have lawned and patio areas.

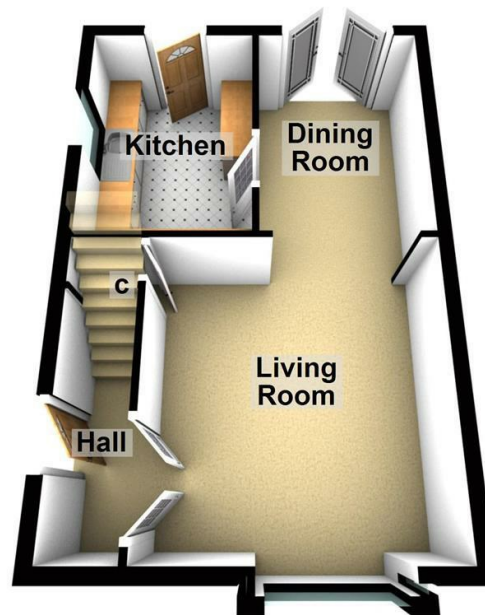
Location**

Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; Oxley, St Botolph's, Newcroft and St Winefride's. Secondary schools; Hind Leys Community College and Shepshed High School. There are a number of sports teams including Shepshed Dynamo FC, Shepshed RFC and two cricket clubs. It is a well serviced town with an ASDA, Tesco Express, a number of local stores, restaurants/pubs and takeaways. Shepshed has excellent transport links located adjacent to junction 23 of the M1. Nearest Airport: East Midlands (7.4 miles). Nearest Train Station: Loughborough (5.5 miles) Nearest Town/City: Loughborough (5.3 miles)

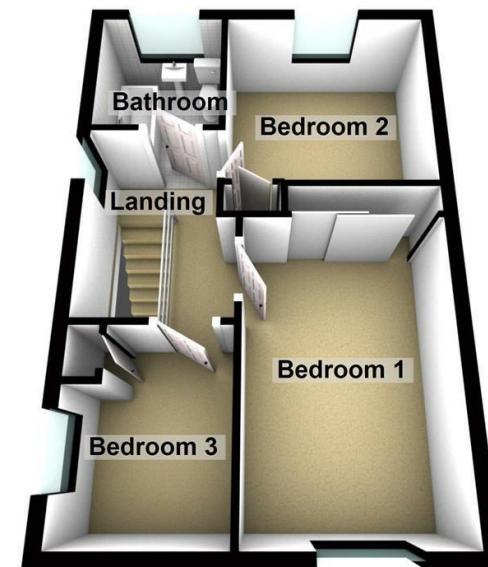


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

uPVC double glazed entrance door with adjacent window through to reception hall.

RECEPTION HALL

The reception hall has stairs accessing the first floor, cloaks hanging space, radiator and double doors accessing the living room.

LIVING ROOM

12'5 x 13'1 (3.78m x 3.99m)

uPVC double glazed box bay window to the front elevation, contemporary style radiator and open access to the dining room.

DINING ROOM

11'2 x 7'11 (3.40m x 2.41m)

uPVC double glazed double patio doors overlooking and accessing the garden, door accessing the fitted kitchen.

FITTED KITCHEN

10'11 x 7'7 (3.33m x 2.31m)

There is a one and a half bowl sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge worksurface, stainless steel gas hob with oven under and extractor fan over, space for a tall standing fridge freezer and plumbing for washing machine. There is a uPVC double glazed windows to two elevations overlooking the garden and door accessing the garden.

FIRST FLOOR

On the first floor the landing gives way to three bedrooms and bathroom, refitted with a white three piece suite, loft access hatch with pull down ladder leading to the loft with a fitted gas fed boiler.

BEDROOM ONE

13'7 x 8'10 (4.14m x 2.69m)

uPVC double glazed window, radiator and fitted wardrobe/cupboard with mirror fronted sliding doors.

BEDROOM TWO

9'3 x 9'1 (2.82m x 2.77m)

uPVC double glazed window overlooking the garden and a built in airing cupboard housing the hot water cylinder, radiator.

BEDROOM THREE

6'11 x 6'5 (not including built in cupboard) (2.11m x 1.96m (not including built in cupboard))

uPVC double glazed window, radiator and a built in cupboard.

BATHROOM

The bathroom is fitted with a white modern suite comprising double ended panel bath with centre mounted mixer tap, thermostatic shower over, low flush WC and pedestal wash hand basin, heated chrome towel rail, uPVC double glazed opaque glass window.

OUTSIDE

The property occupies a corner position with generously proportioned plot. To the front and side there are shaped lawns, a central path leading to the entrance door, there is a driveway providing off road car standing which in turn leads to a detached and brick built garage. The main garden is well proportioned with shaped lawned areas and slabbed patio areas, there is timber screen fencing to the boundaries and personnel access door leading to the detached garage.

GARAGE

The detached garage is brick built with a pitched roof and has electric light and power.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Special Note To Buyers

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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