



25 St. James Road, Shepshed, Leicestershire, LE12 9JB

£225,000

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## Property at a glance

- Pleasant Position Opposite The Green
- Worcester Combination Gas Boiler
- Out Store/ Utility & WC
- Council Tax Band\*: B
- Beautifully Maintained Property
- Well Proportioned Rear Garden
- Ideal Family Home
- Price: £225,000

## Overview

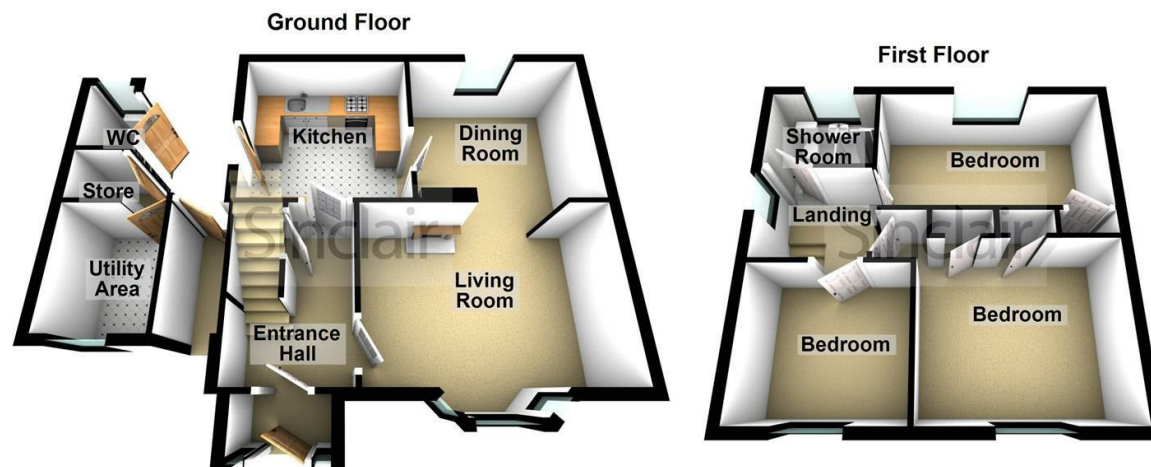
Occupying a pleasant position opposite the green this beautifully maintained THREE BEDROOM SEMI DETACHED property offers ideal accommodation for the family. Benefits from uPVC double glazing and a Worcester combination gas fed boiler. Accommodation comprises a porch, reception hall, living room, dining room, fitted breakfast kitchen and on the first floor the landing gives way three bedrooms and a re-fitted bathroom. Outside the gardens are a particular feature of sale with a driveway providing off road parking, a series of out stores including utility room and wc. The rear gardens are generously proportioned and well maintained.

## 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 school; Iveshead School and 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 Stations: Loughborough (5.5 miles) East Midlands Parkway Rail Station (6.1 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.



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Porch

uPVC double glazed entrance door through to the entrance porch which has a door accessing the entrance porch.

#### Reception Hall

There is a radiator, under stair storage cupboard, stairs accessing the first floor and doors accessing the living room and fitted breakfast kitchen.

#### Fitted Breakfast Kitchen

10'8 x 10'5 (3.25m x 3.18m)

Having a range of wall and base units, single drainer stainless steel sink unit, cupboards under, rolled edge worksurface, electric cooker point, uPVC double glazed window over looking the garden, plumbing for washing machine, radiator, door accessing a cupboard in the outside lobby area which leads to a series of out stores. Also there is a door accessing the dining room.

#### Dining Room

10'11 x 8'3 min (10'4 max) (3.33m x 2.51m min (3.15m max))

uPVC double glazed window over looking the garden, radiator and open access to the living room. The dining room is currently used as an additional sitting area.

#### Living Room

14'6 x 10'4 (not including bay window) (4.42m x 3.15m (not including bay window))

A walk in uPVC double glazed bay window over looking the green on St James, radiator and door accessing the hallway.

### FIRST FLOOR LANDING

Gives way to three bedrooms, re-fitted shower room and having a uPVC double glazed window.

#### Bedroom One

11'10 x 10'1 (front of wardrobe) (3.61m x 3.07m (front of wardrobe))

Having uPVC double glazed window over looking the green, radiator and two built in cupboards, one of which housing the Worcester gas fed boiler.

#### Bedroom Two

13'11 x 8'4 (front of wardrobes (4.24m x 2.54m (front of wardrobes)

uPVC double glazed windows over looking the garden, radiator and a built in wardrobe/cupboard.

#### Bedroom Three

9'7 x 7'1 (including stairs bulk head) (2.92m x 2.16m (including stairs bulk head))

uPVC double glazed window over looking the green, radiator.

#### Re-fitted Shower Room

Re-fitted with a modern three piece suite comprising walk in shower cubicle with glass screening with tiled surround, low flush wc, pedestal wash hand basin, radiator, uPVC double glazed opaque glass window.

### OUTSIDE

The gardens area are a particular feature of sale. The property is set back from the road with a block paved driveway providing off road parking and located opposite the green on St James. On the drive there is access leading to the main garden. To the side of the property there is a outside lobby area with a series of stores comprising utility room, store and a outside wc.

The main garden is a particular feature being generously proportioned, slabbed patio area, two lawned areas and timber screen fencing to the boundaries. There is a timber built shed and a variety of mature shrubs and plants.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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## Referral Fee Disclosure

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## Thinking of Selling?

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