

# Northwood Drive

Shepshed, Loughborough, LE12 9SL



A beautifully presented, spacious and light home with modern kitchen and shower room, good size private garden, single garage and driveway, in a highly sought after residential location.

Guide Price £240,000



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The property benefits from freehold solar panels which the owner advises, provide significant discount on energy bills and an income of circa. £400 - £500 per annum.

This property would make an ideal purchase for a first time buyer, professional couples or families.

The property is located within close proximity to a wide range of local amenities including (but not limited to); schools, supermarkets shops, boutiques, pubs and restaurant. There are also plenty of green spaces for walking and cycling in the nearby parks.

Public transport well catered for by regular bus service; commuter access to the M1 and A6 is excellent.

Accommodation comprises; three bedrooms, shower room, lounge, kitchen/diner.

Externally, the property has a beautifully maintained, private rear garden single garage and driveway.

Satellite is available to the area.  
Freehold Solar Panels  
Double Glazed.  
Gas Central Heating.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link

<https://checker.ofcom.org.uk/>

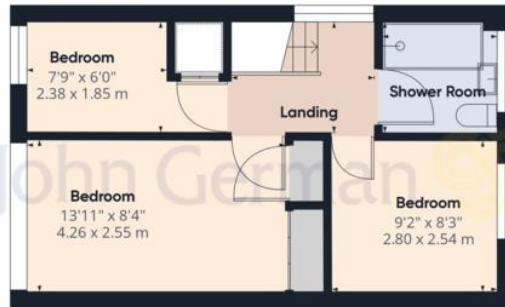
**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band B

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01072024

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Approximate total area<sup>1)</sup>  
870.13 ft<sup>2</sup>  
80.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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