



16 Conway Drive, Shepshed, LE12 9PP

£225,000

- No onward chain
- 3 double bedrooms
- Ample driveway
- Option for ground floor living
- Empty possession
- Downstairs WC
- Garden with lawn and decking
- 2 bathrooms
- Detached garage
- Good sized lounge diner

16 Conway Drive, Shepshed LE12 9PP

**** No onward chain**** A spacious 3 bedroom, 2 bathroom, semi-detached family home in a popular residential area of Shepshed. With a downstairs WC, large lounge diner, kitchen, three double bedrooms, ground floor family bathroom, upstairs shower room, a driveway and brick built garage and a fabulous garden with decking.



Council Tax Band: B



****No onward chain**** A spacious 3 bedroom, 2 bathroom, semi-detached family home in a popular residential area of Shepshed. With a downstairs WC, large lounge diner, kitchen, three double bedrooms, ground floor family bathroom, upstairs shower room, a driveway, brick built garage and an easy to maintain garden with lawn and decking.

This three bedroom home is in an excellent location in a popular residential area of Shepshed, minutes away from local parks and amenities and in the catchment area for Oxley Primary School. Ready to move in to, the home has excellent flexibility with a fantastic lounge diner with feature fireplace, fitted kitchen, 3 double bedrooms including a ground floor large double with garden views, two bathrooms one ground floor with a separate WC and a first floor shower room, easy to maintain garden with patio and decking and a private driveway for 3 cars with access to a detached brick garage. This gives the option for ground floor living quarters for a family member with limited mobility or indeed for parents of young children to have some privacy! The house has gas central heating and UPVC double glazing throughout. The property has recently been let out so benefits from a current gas safety certificate and an electrical safety certificate.

The property is centrally located on Shepshed in a popular residential area and close to all local amenities, including shops, doctors, the local post office and Glenmore Park. Shepshed is close to the M1 motorway network and within easy commuting distance of Derby, Leicester and Nottingham and there are regular trains to London from the nearby railway stations, at East Midlands Parkway and Loughborough.

Rooms

Ground floor

Kitchen

12'4 x 7'10

The front door opens into a hallway with a storage cupboard ideal for coats and shoes, to the left is access into the fitted kitchen. The kitchen is shaker style with contemporary grey wooden wall and base units, a 4 burner electric gas hob top, sink with drainer and mixer tap, integrated double oven, modern lighting, tiles to the walls and contemporary flooring.

Lounge

19'2 x 11'3

The ground floor has a very large reception room, previously laid out as a lounge to the front with feature fireplace and a dining room to the rear, the generous space has a front facing aspect allowing in lots of light. It is neutrally decorated with high quality coving to the ceiling and a feature fireplace with attractive surround.

Bathroom

6'5 x 5'3

To the right is access into a hall which in turn leads through to a double bedroom, bathroom and downstairs WC. The bathroom has a two piece white suite with a full length bath with shower over and hand basin, there are neutral tiles to the walls and wood effect flooring.

Ground floor WC

The neutral décor continues into the downstairs WC which has a white WC.

Bedroom 2

12'7 x 10'11

The double bedroom has been decorated to a high standard with contemporary grey walls and a lovely view over the rear garden.

First floor

The stairs lead up to a generous landing with fitted storage cupboards and a fitted bench seat.

Bedroom 1

14'2 x 8

Generous sized bedroom with fitted wardrobes and a front facing aspect.

Bedroom 3

11 x 11

Double bedroom with a front facing aspect.

Shower room

8'6 x 5'2

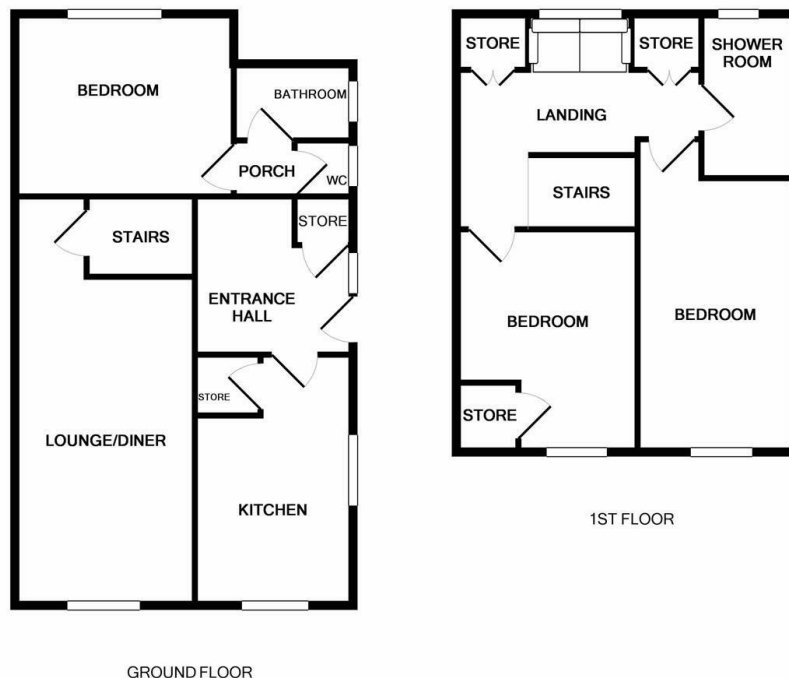
Modern shower room with a double shower cubicle with electric shower, white suite with WC and hand basin, ladder style radiator, neutral tiling to the walls and wood effect flooring.

Outside

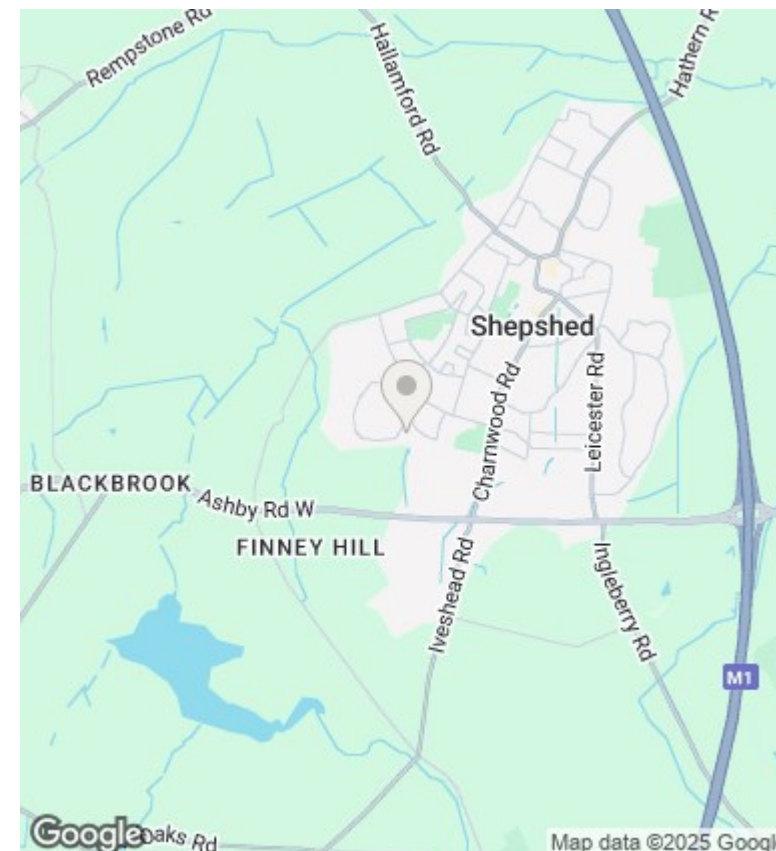
To the front of the property is a tarmacked driveway suitable for 2/3 cars and a flowerbed. There are secure double gate leading to additional parking, this in turn leads to the brick built garage. There is side access through to the rear garden. The lovely rear garden has been partially landscaped, it has a decked patio area, two areas laid to lawn, lovely flowerbeds and a decked area to the rear which gets sun all day round and is a great area for BBQs and al fresco eating. Easy to maintain a great space for children to play.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

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