



Northwood Drive, Shepshed

welcome to

Northwood Drive, Shepshed

A beautifully presented three-bedroom semi-detached home set on a generous corner plot in a sought-after residential area. Featuring a spacious lounge, modern kitchen-diner with French doors to the garden, contemporary shower room and three well-proportioned bedrooms.

Entrance

A useful entrance porch providing space for coats and shoes before entering the main living room.

Lounge

14' 5" x 14' 5" (4.39m x 4.39m)

A spacious lounge with double glazed window to the side, modern decor, laminate flooring, coving to the ceiling, access through to the kitchen diner and stairs rising to the first floor.

Kitchen/Diner

15' 5" x 9' 6" (4.70m x 2.90m)

A stylish and well-appointed kitchen-diner spanning the full width of the property. Fitted with contemporary units, ample worktop space and integrated appliances such as dishwasher, oven and microwave, plumbing for a washing machine and a five point gas hob. The room also features striking checkerboard flooring and French doors opening directly onto the rear garden, creating a perfect setting. A separate personal door can also be found.

Bedroom One

13' 9" x 8' 2" (4.19m x 2.49m)

The master bedroom offer double glazed windows to the side, fitted wardrobes, carpeted flooring and a radiator.

Bedroom Two

8' 10" x 7' 10" (2.69m x 2.39m)

Bedroom two offer double glazed windows to the side, laminate flooring and a radiator.

Bedroom Three

10' 6" x 5' 11" (3.20m x 1.80m)

Bedroom three offers a versatile space with double glazed windows to the side, laminate flooring, a fitted cupboard over the stairs and a radiator.

Shower Room

A modern and beautifully finished shower room featuring floor-to-ceiling tiling, a sleek walk-in shower, hand wash basin, WC, spotlights to the ceiling and a heated towel rail.

Outside

Set on a wider-than-average plot, the property enjoys attractive kerb appeal and additional outdoor space with off road driveway parking, a single garage and gated access to the rear garden. The corner plot offers a private and generous outdoor area with a rear garden which wraps around the side of the house, a patio area perfect for outdoor dining, additional lawn space, a storage shed and useful outbuildings provide excellent practicality.





view this property online williamhbrown.co.uk/Property/LBH115375



welcome to

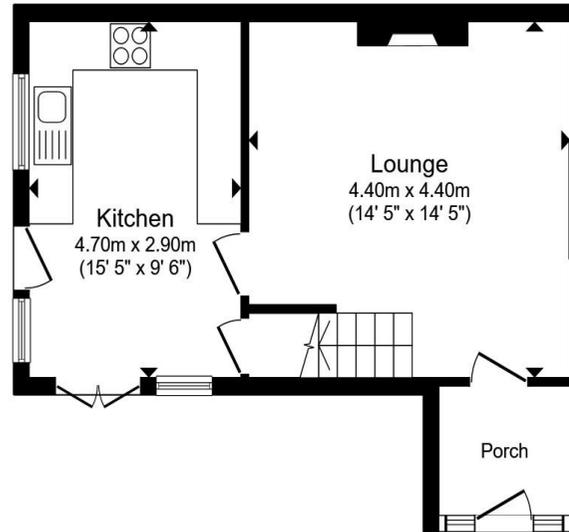
Northwood Drive, Shepshed

- Generous corner plot offering excellent privacy
- Beautifully presented three-bedroom semi-detached home
- Modern kitchen-diner with French doors opening directly onto the rear garden
- Contemporary shower room finished to a high standard with floor-to-ceiling tiling
- Fully Boarded Loft

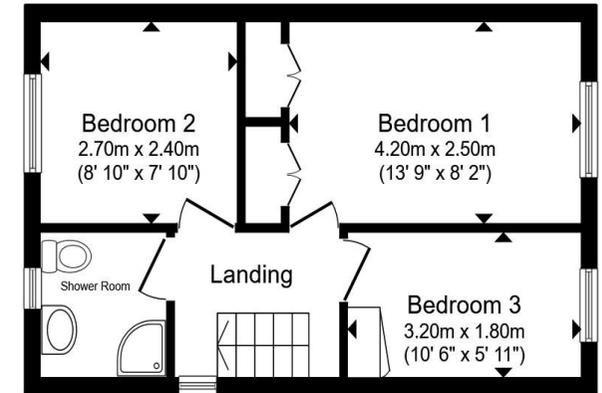
Tenure: Freehold EPC Rating: D

Council Tax Band: B

fixed price



Ground Floor



First Floor

Total floor area 68.2 m² (734 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LBH115375



Property Ref:
LBH115375 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk