



15 Park Avenue
Shepshed, Loughborough, LE12 9DP

Asking price £250,000



Brief Description

Situated at the end of a pleasant cul-de-sac in a sought-after area of Shepshed, this WELL PRESENTED AND SPACIOUS three bedroom semi-detached home offers versatile family accommodation, generous off road parking, an ensuite to the main bedroom along with a double garage to the rear.

The property is entered via a modern composite front door into a welcoming entrance hall with stairs rising to the first floor. The bright living room features a large window, wall mounted lighting and a FEATURE FIREPLACE HOUSING A WOOD BURNING STOVE. Partially open-plan to the adjoining dining room, the layout is ideal for family life and entertaining. The dining room also benefits from attractive exposed brickwork, wall lighting and access to the kitchen.

The MODERN KITCHEN DINER is fitted with contemporary shaker style wall and base units, marble effect work surfaces and tiled splashbacks. Integrated appliances include a dishwasher, washing machine and fridge freezer, alongside an impressive cooker with twin ovens and an eight-ring gas hob with extractor above. The kitchen also benefits from under unit lighting, tiled flooring, a side access door and views over the rear garden. Completing the ground floor is a family bathroom fitted with a white three-piece suite, including a bath with shower over, WC and wash hand basin.

To the first floor are THREE WELL PROPORTIONED BEDROOMS. The main bedroom overlooks the front and benefits from its own THREE PIECE EN-SUITE with shower, WC and wash hand basin. The remaining bedrooms offer flexibility for family members, guests or home working.

Externally, the property features a planted front garden, while the majority of the frontage provides OFF ROAD PARKING FOR SEVERAL VEHICLES. To the rear is an attractive garden with a paved patio area, mature planting and established trees.

A GENEROUS DOUBLE GARAGE, complete with power, side access and double up and over door, provides excellent additional storage and potential further parking.





ON THE GROUND FLOOR

Entrance Hall

Living Room
13'11" x 12'0" (4.26 x 3.66)

Dining Room
11'7" x 11'3" (3.55 x 3.43)

Breakfast Kitchen
16'4" x 9'8" (5 x 2.97)

Bathroom
4'4" x 7'11" (1.33 x 2.42)

ON THE FIRST FLOOR

Landing

Master Bedroom
13'9" x 12'1" (4.21 x 3.7)



En-Suite
5'8" x 5'2" (1.74 x 1.6)

Bedroom Two
8'7" x 10'11" (2.64 x 3.35)

Bedroom Three
7'10" x 7'5" (2.39 x 2.27)

ON THE OUTSIDE

Front Garden

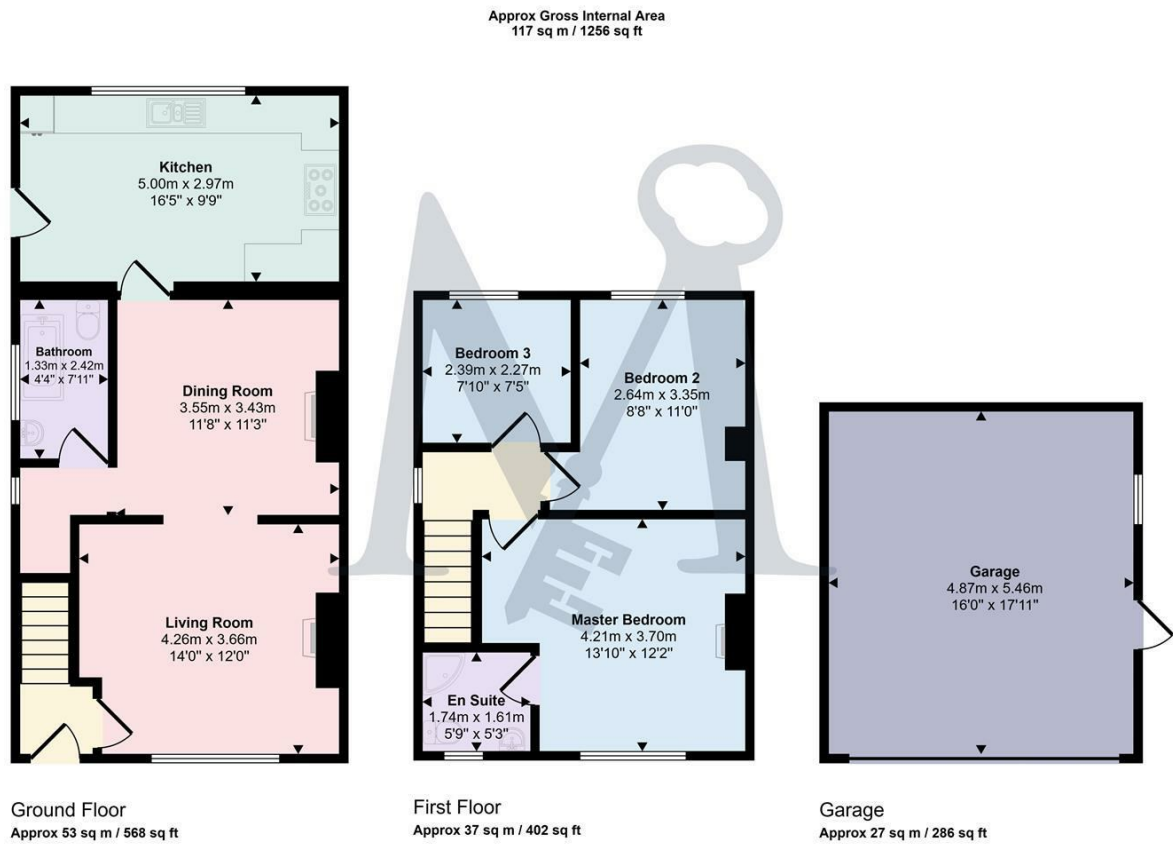
Rear Garden

Driveway

Double Garage
15'11" x 17'10" (4.87 x 5.46)



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

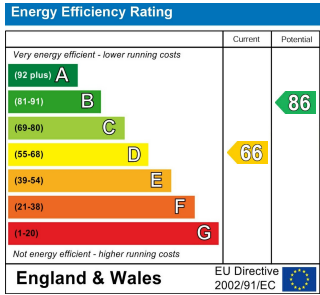
Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Area Map



Energy Efficiency Graph



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