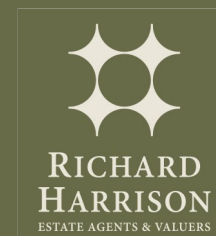




Northwood Drive | | Shepshed | LE12 9SL

Asking price £210,000





Northwood Drive |  
Shepshed | LE12 9SL  
Asking price £210,000

A three bedroom semi-detached house situated in a popular location within walking distance to numerous schools, shops and amenities that Shepshed is renowned for. The property is well presented although dated and would make an ideal opportunity for young couples, singles, first time buyers and young families to update and make it their own home. Benefitting from GCH and Upvc DG, there is a large garage and an enclosed rear garden. No Upward Chain.

- Semi-Detached House
- Popular Residential Area
- Walking Distance to Amenities
- No Upward Chain
- Large Garage to the Side
- Three Bedrooms
- Large Living Room
- Spacious Dining Kitchen
- GCH and Upvc DG
- Contact us to View!

#### Porch

With a window to the side and a timber door to the front.

#### Living Room

A particularly spacious living room with window to the front and side, feature fireplace surround and stairs to the first floor.

#### Dining Kitchen

A large dining kitchen with an ample amount of space for dining table and chairs. The working area of the kitchen has a range of wall and base mounted units, worktops and sink, with space for appliances. There is a wall mounted boiler, window to the rear, French doors to the rear and a pantry.

#### First Floor Landing

With window to the side access to all rooms.

#### Bedroom 1

With window to the front and fitted wardrobes.

#### Bedroom 2

With window to the rear.





"A popular position"



### Bedroom 3

With window to the front.

### Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath. There is a window to the rear.

### Outside

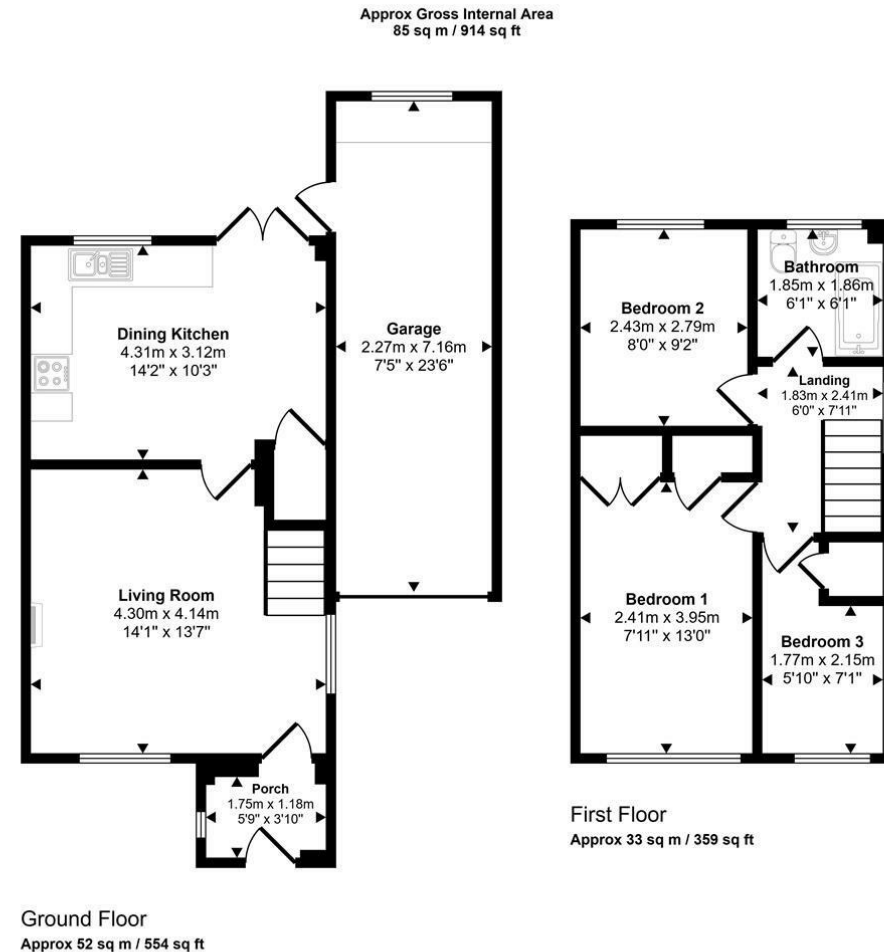
The property has a small front garden, driveway to the side and a manageable enclosed garden to the rear. There is a large lean-to style garage at the side of the property.

### The Area

Shepshed offers a vast range of shops, pubs, cafes and schooling, with many recreational activities and a vibrant village like community. The placement of Shepshed makes it an excellent choice for commuters, with instant access to the M1 and also the A512 towards the A42/M42. There is a recently added Aldi supermarket and McDonalds at the end of the road, making this an ideal area for young families and those wishing to be close to amenities.

### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelio Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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