



Connells

Field Street
Shepshed Loughborough



Property Description

Situated within easy reach of the centre of Shepshed and its range of local amenities, this spacious three-bedroom end-of-terrace property offers versatile accommodation set across two floors and would make an ideal purchase for a variety of buyers including first-time purchasers, families and investors alike.

The ground floor accommodation begins with an entrance into the living room, a comfortable reception space with a front-facing window allowing for plenty of natural light with stairs rising to the first floor. Leading through, the property opens into a generously sized dining room, providing ample space for both dining and everyday living, and access through to the kitchen.

The kitchen is fitted with a range of wall and base units with work surface space, integrated oven and hob, sink unit and space for additional appliances. Beyond the kitchen is the ground floor bathroom, fitted with a bath with shower screen, wash hand basin and WC.

To the first floor, the landing gives access to three bedrooms, comprising two well-sized doubles and a further single bedroom which could also be used as a nursery, dressing room or home office depending on individual requirements.

Externally, the property benefits from an enclosed rear courtyard-style garden, designed for low maintenance and providing a pleasant outdoor seating area, together with useful storage. To the front, there is on-street parking available.

Entrance/Living Room

11' 8" x 14' 10" (3.56m x 4.52m)

A spacious and well-presented living room featuring a front-facing window allowing in ample natural light. The room offers generous space for sofas and freestanding furniture, creating a comfortable setting for everyday living and relaxation. Stairs rise to the first floor with access through to the dining room.

Dining Room

10' 11" x 13' 8" (3.33m x 4.17m)

A bright and versatile reception space, ideal for formal dining or additional seating. The room comfortably accommodates a dining table and chairs and benefits from a rear-facing window. Useful under-stairs storage is also present, with access through to the kitchen.

Kitchen

7' 11" x 8' 3" (2.41m x 2.51m)

Fitted with a range of wall and base units with contrasting work surfaces and tiled splashbacks. Includes an inset sink, integrated oven with hob and space for additional appliances. A window to the side provides natural light, with a door leading through to the bathroom and access door to the rear courtyard.

Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over and glass screen, low-level WC and wash hand basin. The room is partially tiled around the bath area, complemented by a heated towel rail and a frosted window providing natural light and ventilation.

First Floor Landing:

Providing access to all first-floor accommodation.

Bedroom One

10' 8" x 12' 4" (3.25m x 3.76m)

A generous double bedroom positioned to the front of the property, featuring two windows which provide excellent natural light. Offers ample space for bedroom furniture including wardrobes, chest of drawers and additional furnishings.

Bedroom Two

12' 5" x 7' 5" (3.78m x 2.26m)

A well-proportioned double bedroom with a rear-facing window. Provides space for a double bed and freestanding furniture, making it ideal as a guest bedroom or secondary main bedroom.

Bedroom Three

6' 7" x 7' 10" (2.01m x 2.39m)

A versatile single bedroom currently utilised as a sleeping space, with a rear-facing window. Suitable for use as a nursery, home office or dressing room.

Rear Courtyard

The property benefits from an enclosed rear courtyard garden, designed for low maintenance. Laid primarily to paving, the space provides an ideal setting for outdoor seating, entertaining, or al fresco dining, with fencing and walls offering a good degree of privacy and a useful storage shed.

Frontage

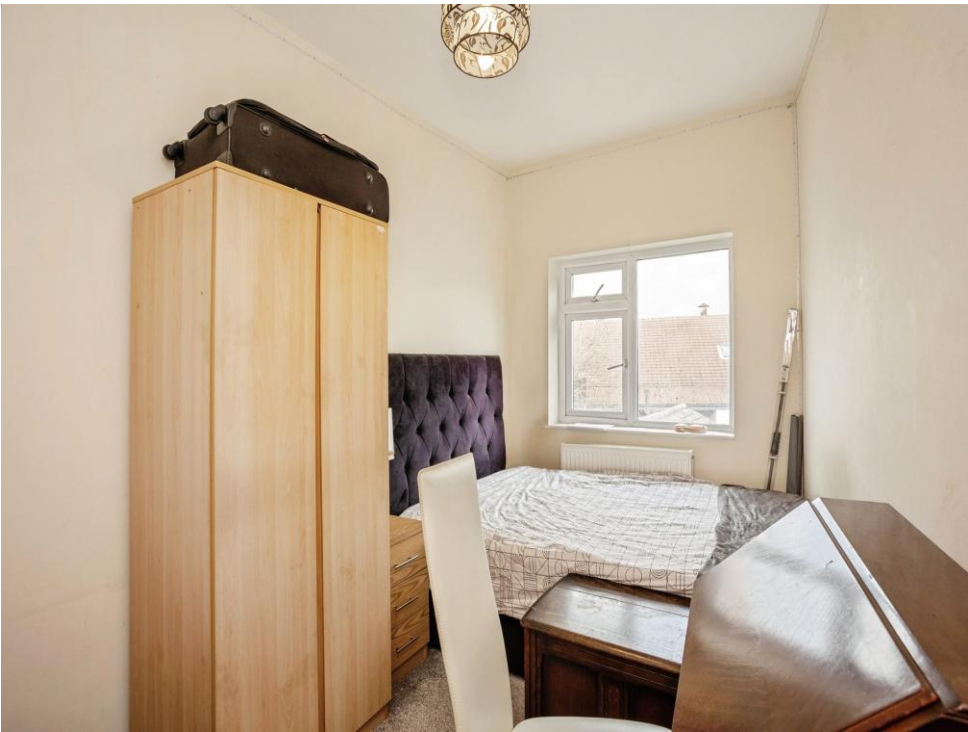
The property presents a traditional end-terrace façade with a neutral rendered exterior under a pitched tiled roof. Positioned on a corner, the home benefits from a slightly more open aspect compared to neighbouring properties. A uPVC front door provides direct access into the property, accompanied by double glazed windows to both ground and first floors allowing for good natural light.

There is on-street parking available to the front, with the property conveniently located close to the road's junction, providing easy access to local amenities and surrounding areas.

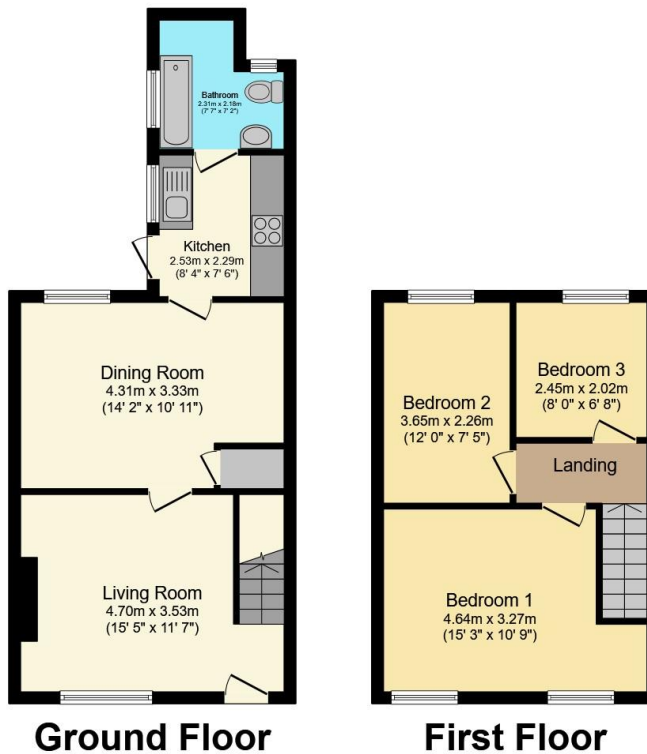
Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









Total floor area 75.9 m² (817 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

Connells

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MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax
Band: A

Tenure: Freehold

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