Holders

A Modern Estate Agent









1 Strawflower Road, Shepshed, LE12 9WS

£260,000

An impressive and beautifully presented extended two-bedroom home in a popular Shepshed location, boasting a contemporary Living/Dining/Kitchen, stylish interiors, landscaped rear garden, driveway parking and attached garage. Further benefits include a versatile garage with potential for conversion (subject to necessary consents), making this an ideal purchase for first-time buyers, downsizers or those seeking scope to create additional accommodation.

Summary
An impressive and beautifully presented two-bedroom home, ideally suited to first-time buyers, downsizers and those seeking contemporary living, occupying a convenient position in the popular town of Shepshed. Having been thoughtfully improved and enhanced by the current owners, the property particularly benefits from the extended Living/Dining/Kitchen, creating a superb space for modern day living and entertaining, alongside a landscaped rear garden, attached garage and driveway parking.

Upon approach, the property is set just back from the road complemented by established shrubs, with a central pathway leading to the entrance. A tarmac driveway extends to the side, providing parking and access to the attached garage.

The entrance hall welcomes you into the home, with stairs rising to the first floor and a door leading into the front-facing lounge. This provides a comfortable and inviting reception space, ideal for relaxing.

To the rear, the heart of the home is undoubtedly the extended Living/Dining/Kitchen, offering an excellent open-plan environment with ample space for cooking, dining and entertaining. The kitchen is fitted with an attractive range of contemporary base and wall units, complemented by contrasting work surfaces and an impressive specification of integrated and additional appliances. These include a fridge freezer, dishwasher, oven and microwave oven, drinks fridge, hot water tap and chilled filtered water tap, together with an induction hob and extractor. The extended space further benefits from a skylight, ladder-style radiator and bi-folding doors which open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between indoor and outdoor living. A useful personnel door also provides access to the garage.

A useful W.C. also completes the ground floor.

To the first floor, the landing gives access to two well-proportioned bedrooms, with the second bedroom benefiting from built-in storage. Completing the accommodation is a contemporary family bathroom, fitted with a walk-in shower with tiled surround, wash hand basin and low-level WC.

Externally, the rear garden has been thoughtfully landscaped to provide an attractive and practical outdoor space, featuring a decked seating area, lawn and useful storage shed. There is also the added convenience of access to the garage from the garden.

The attached garage offers excellent versatility, benefiting from both plumbing and heating, making it an exciting prospect for those looking to explore further potential. Subject to the necessary planning permissions and building regulations, there may be scope to convert the space into additional accommodation, such as a further bedroom or reception room, potentially incorporating a bathroom or WC, offering an opportunity to adapt the property to suit individual requirements.

Overall, this is a fantastic opportunity to acquire a stylish and well-improved home, with the extended Kitchen/Dining/Living space being a particular highlight. Early viewing is highly recommended to fully appreciate the accommodation, quality of improvements and lifestyle this property has to offer.

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

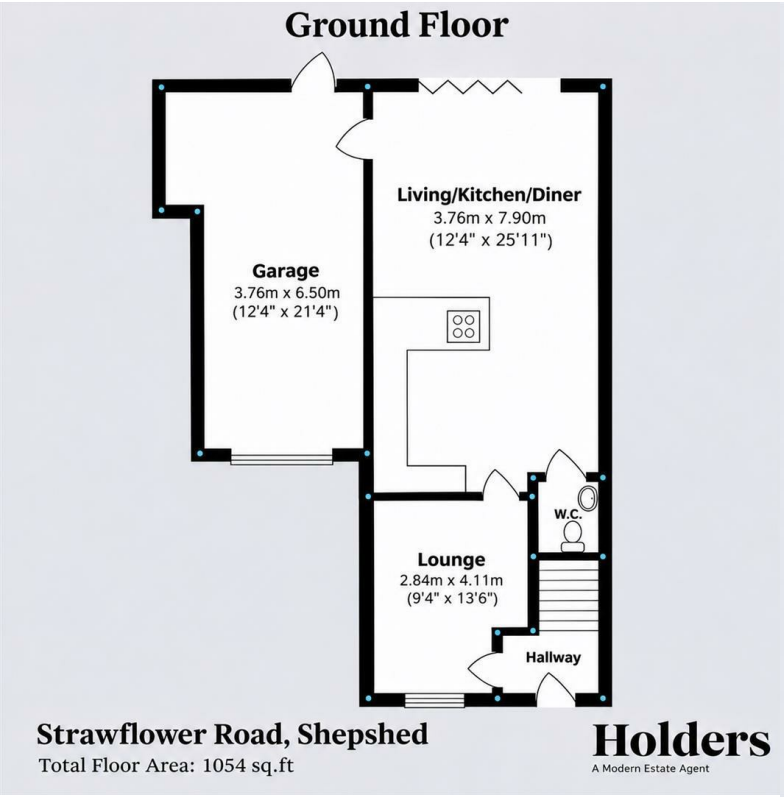
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

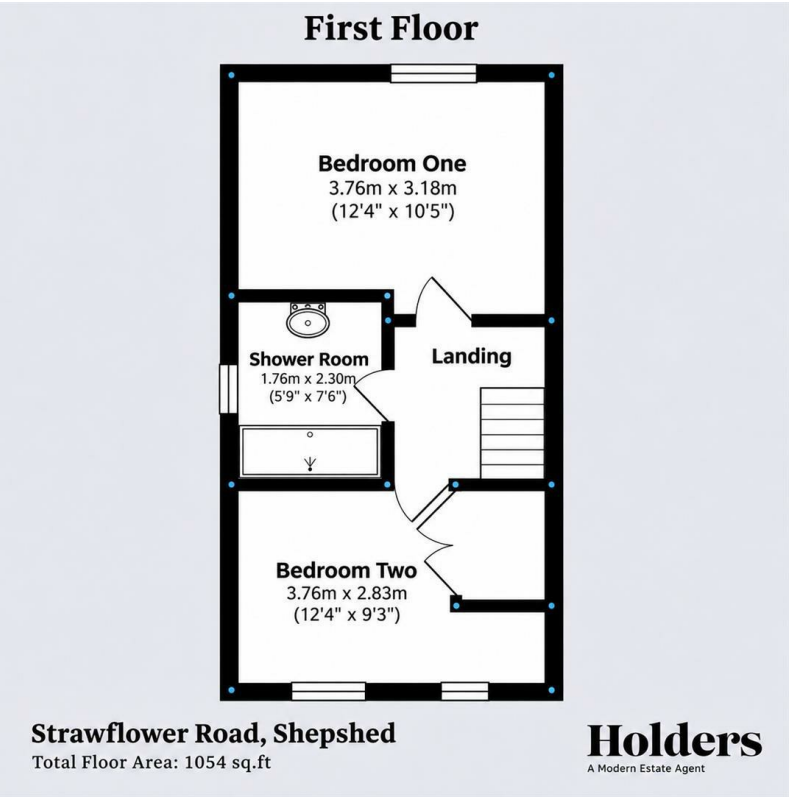
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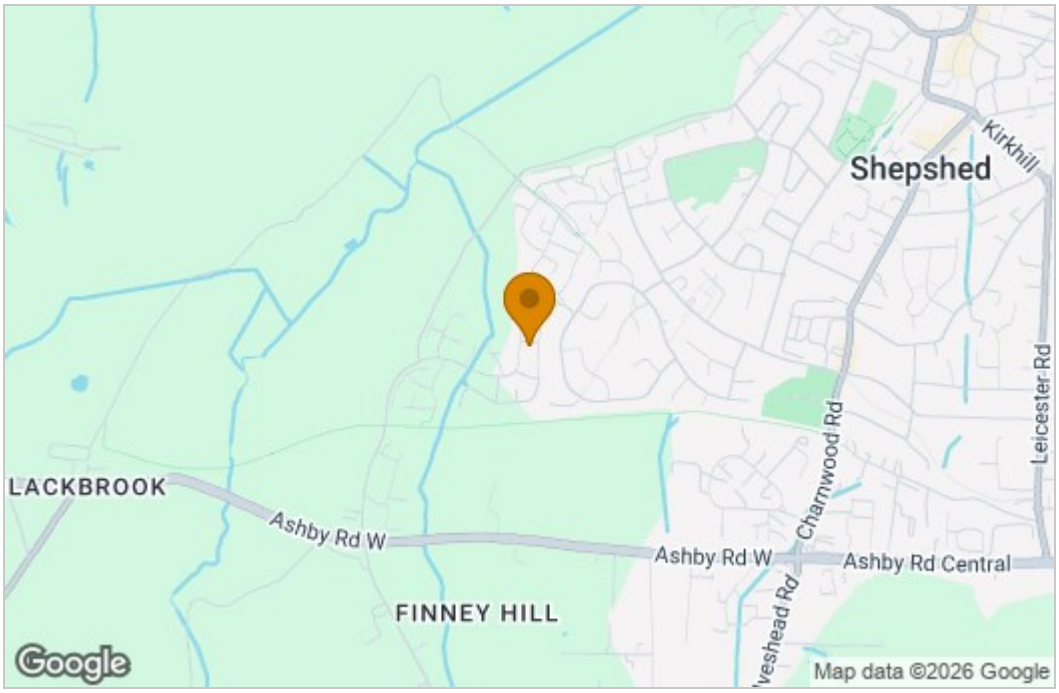
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

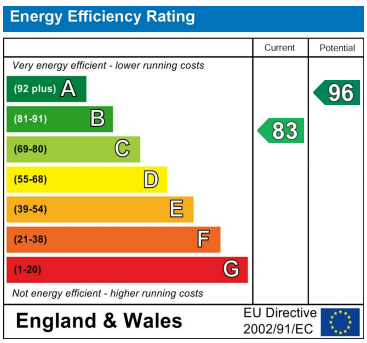




Area Map



Energy Efficiency Graph



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