



125 Leicester Road, Shepshed, Leicestershire, LE12 9DG

£185,000

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Property at a glance

- Period Victorian Property
- Two Bedrooms
- Two Reception Rooms
- Council Tax Band*: A
- No Upward Chain
- Fantastic & Spacious Plot
- West Facing Rear Garden
- Price: £185,000

Overview

A traditional late Victorian period mid terraced house enjoying a generous, larger than average plot (running behind three neighbouring properties) with excellent potential for a garden room/ entertaining space , vegetable beds and play areas. The accommodation is spacious and well presented accommodation being offered to the market with NO UPWARD CHAIN. The house has neutral decor and floor coverings throughout with two bedrooms having built-in wardrobes, there is a spacious modern bathroom, front porch, two reception rooms and fitted kitchen to the rear. The extensive gardens are west facing and there is on street parking available.

Location**

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest, where the town's residents enjoy a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The town also benefits from a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. The transport network makes it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles).Nearest City: Leicester(11.3 miles)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

ENTRANCE PORCH

uPVC double glazed front door opens into a porch with an obscured window to side and further panel door into the lounge.

LOUNGE

15'8 x 11'5 (including stair access) (4.78m x 3.48m (including stair access))

A front reception room with a period cast iron open fireplace, decorative tiled panels, marble hearth and ornate surround, there is a double cupboard housing fuse board, gas and electric meters, window to front, TV and phone points, double storage cupboard beneath the stairs and archway through to the dining room.

DINING ROOM

13'1 x 11'6 (3.99m x 3.51m)

Open plan to the front lounge, this dining room has laminate flooring, turning staircase rising up to the first floor a window to rear and door through to the kitchen.

KITCHEN

12'7 x 6'5 (3.84m x 1.96m)

Galley style kitchen to the rear of the house fitted with a modern range of wall and base cabinets with rolled top worksurface, having tiled surround and stainless steel sink, several appliance spaces with canopy extractor above the cooker recess, Baxi gas central heating combi boiler, window to rear and obscure glazed door to rear porch/lean to.

LEAN TO PORCH

9'5 x 3' (2.87m x 0.91m)

This rear lean to porch built with a timber frame and brick base provides a shared covered porch for the this house and the neighbouring property with a door leading out on the rear paved yard and garden beyond.

FIRST FLOOR

First floor landing has doors leading to both bedrooms and bathroom at the rear.

BEDROOM ONE

12' x 11'5 (3.66m x 3.48m)

Front double bedroom with built in furniture comprising a chest of drawers and run of oak effect wardrobes, window to front.

BEDROOM TWO

13' x 8'5 (3.96m x 2.57m)

A good size bedroom with window to the rear, phone point, modern built in double wardrobe plus tall cupboard with shelves, further original built in cupboard over the stairs with shelving and coat hooks. There is a large loft access hatch with drop down timber ladder accessing a boarded loft space with lighting.

BATHROOM

The bathroom is partly tiled to the floors and fitted with a modern three piece white suite with chrome fittings and including a wash hand basin with mixer tap, WC with soft close seat and a panelled shower bath with curved glazed screen, chrome fittings including a mixer tap and thermostatic shower over. Oak effect laminate floor with obscure window to rear, chrome heated towel rail and mirror above the wash hand basin.

OUTSIDE

The property occupies a prominent position upon Leicester Road set back with a small paved frontage enclosed by a brick wall with pillars and wrought iron gate leading up to the porch and front door. The shared pathway to the side of the neighbouring property provides a pedestrian access to the rear garden.

The property affords a much larger than average rear garden over a 100 feet in length and opening out at the bottom end of the garden across the back of neighbouring properties. The garden is predominantly laid to lawn with some mature fruit trees, a green house and garden shed. a paved terrace to the rear of the house with a west facing aspect and a small paved yard provides shared access with the neighbour into the rear porch/lean to.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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