



Countrymans Way, Shepshed Loughborough LE12 9RA

welcome to

Countrymans Way, Shepshed Loughborough

A beautifully presented and extended three-bedroom detached family home in the heart of Shepshed, offering generous and versatile living space. Highlights include a spacious lounge, extended kitchen diner, ground floor WC, a detached garage and ample off road parking for multiple cars.

Entrance

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has a radiator, a door to the living room, groundfloor wc and stairs rising to the first floor.

Ground Floor Wc

The ground floor wc has a low level wc, hand wash basin, heated towel rail, double glazed frosted window to the front and has tiled walls and flooring.

Lounge

13' 10" x 16' 11" (4.22m x 5.16m)

The lounge features a front facing bay window, coving to the ceilings, laminate wood style flooring, attractive gas fireplace and plenty of room for a range of seating.

Kitchen

19' 11" x 7' 11" (6.07m x 2.41m)

The kitchen is fitted with a comprehensive range of traditional style units, wood effect work surfaces, plumbing for a washing machine, integrated dishwasher, stainless steal sink with drainer, gas hob and oven, a upvc double glazed window to the rear elevation and a side door to the rear. The kitchen also offers a versatile space currently utilised as a snug.

Dining Space

11' x 7' (3.35m x 2.13m)

The dining room leads off from the kitchen and offers useful additional seating space where double glazed french doors lead out directly onto the garden. There is space within the dining area for a fridge freezer.

First Floor Landing

The first floor landing has stairs rising from the

ground floor, carpeted flooring, access to the loft which is not boarded but insulated and doors to all first floor rooms.

Bedroom One

10' 1" x 12' (3.07m x 3.66m)

The principle bedroom benefits from a range of fitted wardrobes, laminate flooring, double glazed windows to the rear, coving to the ceiling and a radiator.

Bedroom Two

11' x 8' (3.35m x 2.44m)

Bedroom two has laminate flooring, fitted wardrobes, coving to the ceiling and a upvc double glazed window to the front elevation.

Bedroom Three

9' x 8' (2.74m x 2.44m)

Bedroom three has laminate flooring, coving to the ceiling, a radiator and a upvc double glazed window to the front elevation.

Bathroom

The modern family bathroom is fitted with a three piece suite comprising of panel bath with shower over, low level wc, hand wash basin, vinyl flooring, tiled walls, ceiling spotlights, heated towel rail, extractor fan and a upvc double glazed frosted window to the side elevation.

Outside

Outside, the enclosed landscaped rear garden has been designed for both relaxation and easy upkeep, featuring a lawn, generous paved seating areas, established planting, electric point and water point.. To the front of the property there is a driveway providing offroad parking and access to a detached garage and a side gate giving access to the rear



garden.

Garage

19' x 8' (5.79m x 2.44m)

The garage is partially boarded with electricity and lighting.



check out more properties at williamhbrown.co.uk



welcome to

Countrymans Way, Shepshed Loughborough

- Extended three-bedroom detached family home
- Spacious lounge with feature fireplace and bay window
- Ground Floor WC
- Generous driveway providing ample off road parking
- Detached Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

£300 000



check out more properties at williamhbrown.co.uk



Property Ref:
LBH116025 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk