





Countrymans Way, Shepshed

william
h brown

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.

Agents Notes

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.

Some images have been enhanced by AI

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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



Total floor area 110.7 m² (1,192 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

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The Property Ombudsman

Property Ref:
LBH116025 - 0008

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