



The Inleys, Shepshed



2



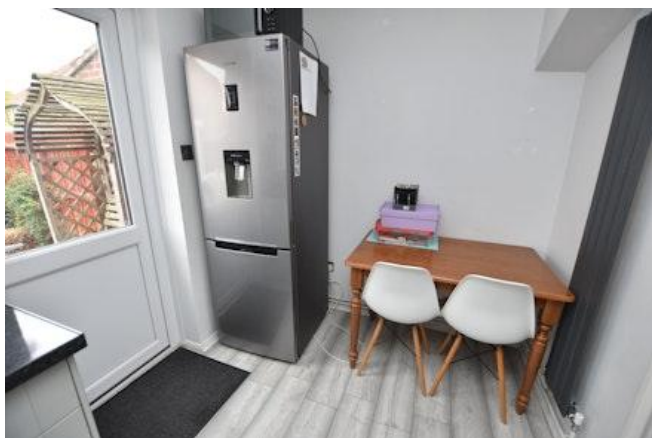
1



1

£192,000

- END OF ROW PROPERTY
- TWO BEDROOMS
- REFURBISHED THROUGHOUT
- FEATURE KITCHEN & SHOWER ROOM
- FOR SALE WITH NO CHAIN
- PARKING FOR THREE VEHICLES
- FREEHOLD
- EPC rating C



For sale with no chain, this modern two bedroom end of row property boasts a wealth of features emanating from its recent refurbishment to include feature kitchen and bathroom. The plot size is also impressive and there is parking for three vehicles along with a detached brick built garage.

Fully double glazed and gas centrally heated, the accommodation in brief comprises of:-

A lounge, access via a composite front entrance door, stairs to the first floor with storage beneath, numerous electrical sockets in a contemporary brushed metal finish.

The kitchen diner spans the full width of the property, to the kitchen section a range of units at both base and eye level in a light grey finish with brushed metal handles. Built in four ring electric hob with stainless steel extractor hood above and electric oven beneath and opposite plumbing for a washing machine. Splashbacks are in grey. To the dining area, a rear access door making for a light and airy space and the flooring is timber patterned bevelled edge laminate in a light grey finish. A vertical designer radiator gives a modern feel.



At first floor, the main bedroom spans the full width of the property and has two built in cupboards and further storage over the stairs. Bedroom two has a rear elevation window with a view over the garden.

The feature shower room is fully tiled in a textured stone finish, curved quadrant cubicle with dual shower fittings within, wash hand basin with double cupboard beneath and the WC has dual flush.

Outside at the front, there are two parking spaces with a further space beyond the gates and the aforementioned garage. The rear garden has a paved patio and a path leading to second patio, a central section of lawn with mature borders. The garden is private and not overlooked from beyond.

LOUNGE 3.82m x 3.72m (12'6" x 12'2")

KITCHEN DINER 3.82m x 2.03m (12'6" x 6'8")

BEDROOM ONE 3.04m x 2.9m (10'0" x 9'6")

BEDROOM TWO 2.71m x 1.71m (8'11" x 5'7")

SHOWER ROOM 1.95m x 1.64m (6'5" x 5'5")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band A.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

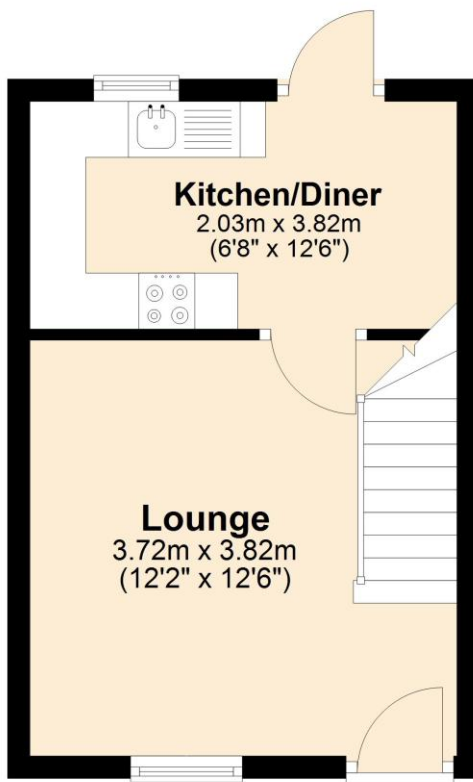
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





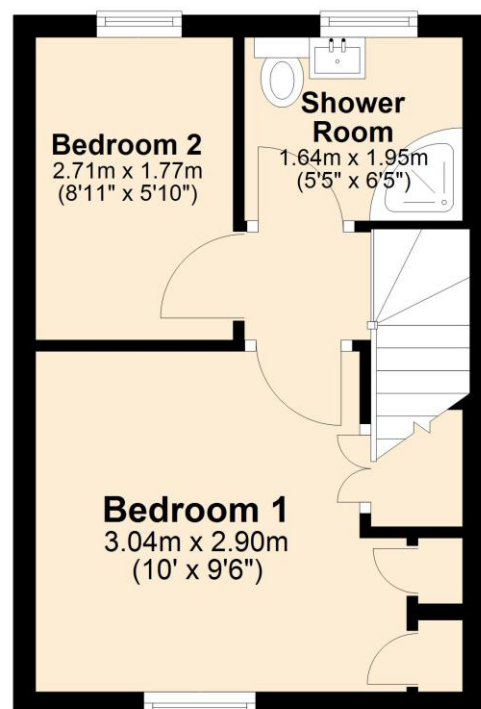
Ground Floor

Approx. 22.3 sq. metres (240.5 sq. feet)

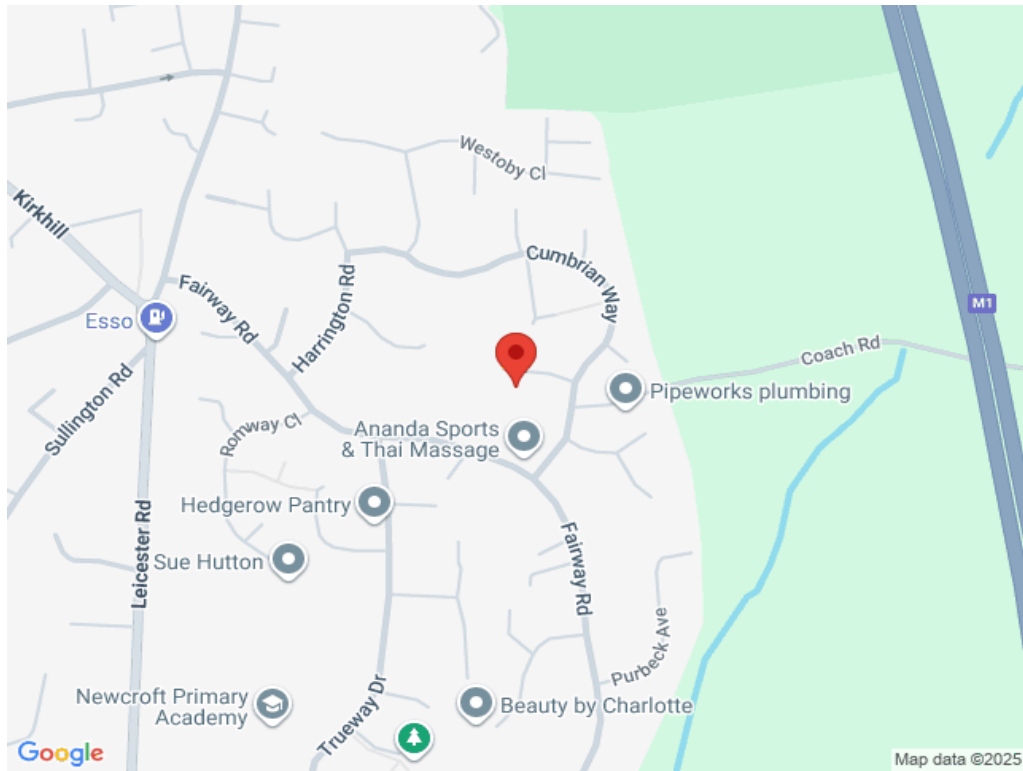


First Floor

Approx. 22.3 sq. metres (240.5 sq. feet)



Total area: approx. 44.7 sq. metres (481.1 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk