





Kings Road,Shepshed Loughborough LE12 9HT

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welcome to

Kings Road, Shepshed
Loughborough

- Three Bedrooms
- Semi-Detached House
- No Onward Chain
- Two-Tired Rear Garden
- Downstairs W/C

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£190,000

Living Room
11' 10" x 11' 11" (3.61m x 3.63m)
uPVC double glazed window to the front elevation, radiator with shelf over, cornice to ceiling. Picture rail and wood stripped door accessing the inner lobby.

Dining Room
12' 9" x 11' 11" (3.89m x 3.63m)
double glazed window to the rear window, radiator with wood stripped shelf over, wood stripped doors accessing the first floor and fitted kitchen. uPVC double glazed window to the side elevation adding additional natural lighting to the room and a built in storage cupboard with shelving with wood stripped doors.

Kitchen
16' 10" x 6' 8" (5.13m x 2.03m)
The kitchen is fitted with a single drainer stainless steel sink unit with chrome Swan Neck style tap with cupboard under. There are ample fitted units to the wall and base, rolled edge work surfaces, tiled surround, five ring gas hob burner with extractor fan over and electric oven. There is plumbing for washing machine as well as space for further appliances, radiator with wood stripped shelf over, tiled flooring, wall mounted Combination gas boiler, two uPVC double glazed windows to the side elevation. Door to the rear elevation overlooking and accessing the garden.

W/C
Wood stripped door accessing the downstairs. w.c. with push button flush and tiled flooring.

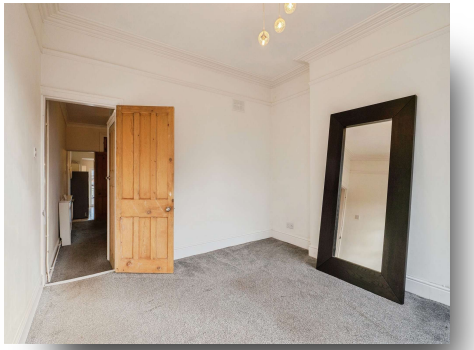
Landing
The layout has been reconfigured and enjoys three bedrooms and a bathroom. There is a radiator and wood stripped doors accessing the rooms.

Bedroom 1
11' 11" x 11' 10" (3.63m x 3.61m)
uPVC double glazed window to the front elevation, radiator with wood stripped shelf over.

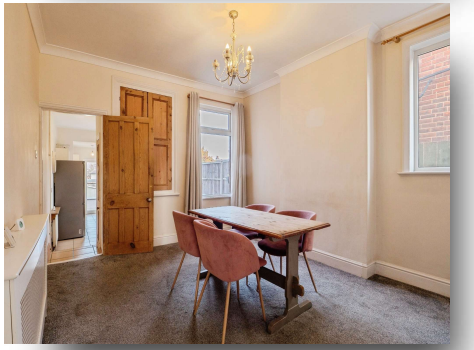
Bedroom 2
14' 1" x 6' 6" (4.29m x 1.98m)
There is a uPVC double glazed window to the rear elevation with pleasant outlook over the garden and roof scape views across Shepshed and beyond. There is a radiator with wood stripped shelf over.

Bedroom 3
9' x 7' 3" (2.74m x 2.21m)
There is a uPVC double glazed window to the rear elevation, radiator.

Family Bathroom
5' 5" x 9' (1.65m x 2.74m)
The bathroom has been fitted with a white contemporary three piece suite comprising bath with chrome taps and a thermostatic shower over, low flush







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The Property Ombudsman

Property Ref:
LBH116168 - 0004

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