



Kings Road, Shepshed, LE12 9HT

Asking Price £214,950

Kings Road, Shepshed is a fantastic property perfect for retirement, first time buyers or young families. This property comprises of an entrance hall which extends the depth of the property, a cosy lounge with a feature fireplace, there is also three bedrooms two being on the ground floor and one being on the first floor. The property features a stylish four-piece suite bathroom, including a bath, separate shower, wash basin, and WC. The kitchen has a range of wall and base units with a bay window looking over the rear garden, leading off the kitchen is a porch, currently being used as a utility room. There is a study/ dining area which leads on to the first floor and bedroom three.

The rear garden is attractively finished with stone and gravel, offering a low-upkeep outdoor area there is also a pond feature. As you make your way to the front of the property you are greeted with a garden which is majority paved with a single garage and gated driveway space for another car.

For more information and to book a viewing, please call our office.

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Entrance Hall

UPVC door to the front, thermostat, radiator to side, wood panelled cupboard.

Lounge



Radiator to front, UPVC double glazed window to front, air vent to front, gas fire (disconnected), brick style feature fireplace.

Main Bedroom



Radiator to front and side, UPVC window to front, air vent to side.

Study/ Dining Room



UPVC double glazed window to rear, radiator to rear, air vent to rear, stairs to first floor.

Four-Piece Suite Bathroom



Vanity wash hand basin with wood cabinet above, wood panelled bath, porcelain toilet with cistern, electric shower, part tiled throughout, radiator to front, UPVC double glazed window to side, extractor fan to ceiling.

Bedroom Two



Radiator to rear, UPVC double glazed window to rear, UPVC double glazed window to side, built in wardrobe, loft hatch.

Kitchen



Radiator to side, UPVC double glazed window to rear, Worcester combi boiler, part tiled, one and a half bowl sink and drainer, built in oven, hob & hob hood. range of base and wall units, heat detector to ceiling.

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Utility/Porch



UPVC double glazed window to front and rear, plastic panelled roof.

First Floor

Landing

Smoke alarm to ceiling.

Bedroom Three



Radiator to front, UPVC double glazed Velux window to front.

Rear Garden



Access to front down the side of the property, meter box to side alley, pond feature.

Front Garden



Single garage room for one car, gated driveway with one space.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : C

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

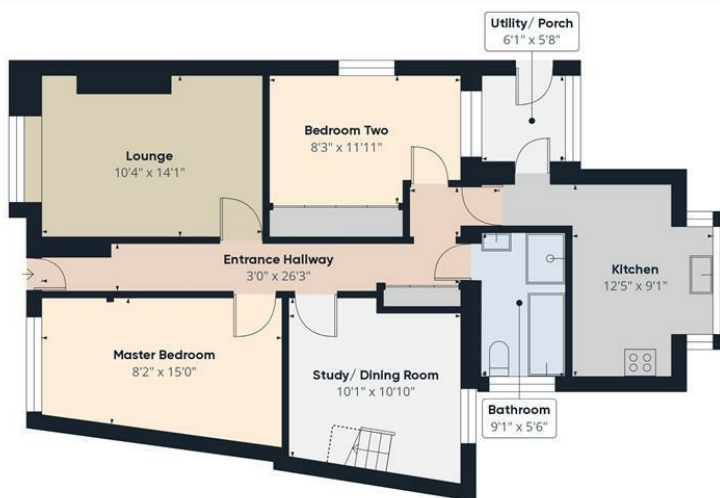
Hours Of Business

Kings Road, Shepshed, LE12 9HT

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾

895.55 ft²

Reduced headroom

41.12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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