

Newlands Avenue

Shepshed, Loughborough, LE12 9DW

John German





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£195,000

Welcome to Newlands Avenue, and this semi-detached home which would make an ideal first-time purchase. An open plan kitchen / dining room and generous rear garden are just two of the features for this splendid home. Book your tour today and avoid disappointment.



Upon arrival at Newlands Avenue, you will approach the property via the driveway which provides suitable parking for two vehicles. There is also access to the side of the property. The front entrance door opens into the porch which is ideal for removing shoes and coats before entering the reception hallway. From here access is given to the living room and stairs rise to the first floor.

We begin our tour in the spacious living room, ideal for relaxing in and having a double-glazed front aspect window, wooden flooring, and double doors to the kitchen / dining room.

The open plan nature of the kitchen / dining room makes this a real "Wow" factor for the property and there are French doors to the exterior and double-glazed windows to the rear and side aspects. The kitchen is fitted with a range of matching base and eye level units and there are fitted appliances to include oven, hob, and extractor. With space for a dining table and chairs this is the perfect room for entertaining or formal dining.

Ascend to the first floor and you will find two bedrooms and the family bathroom. The principal bedroom is a generous double room with fitted wardrobes and each bedroom has a double-glazed window to its individual aspect.

The bathroom is fitted with a matching suite to include panel enclosed bath, WC, and wash hand basin.

Proceed back downstairs and step outside into a wonderful garden which is generous in length and mainly laid to lawn with seating areas. There is a greenhouse, garden shed and summerhouse complete with power and heating which is ideal for relaxing in outdoors. There are a variety of plants trees and shrubs and this really does complete a superb property.

In conclusion we urge you to book your tour on a property that we expect high demand for. Call John German today and reserve your time.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.charnwood.gov.uk

Our Ref: JGA/26022021

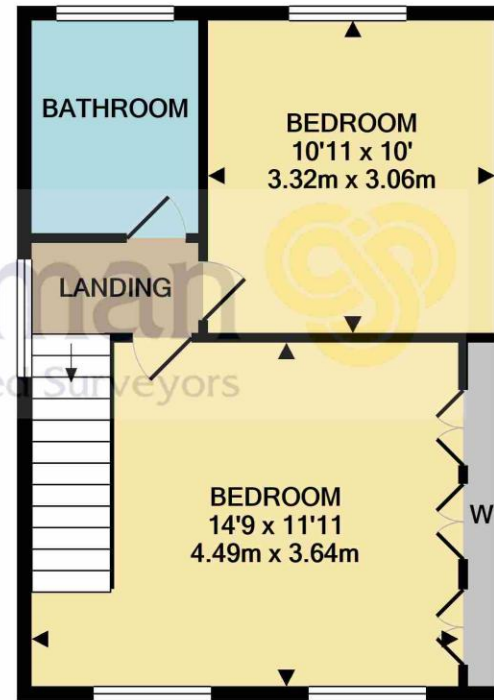
Local Authority/Tax Band: Charnwood Borough Council / Tax Band B







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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