

Graham Perkins Close

Shepshed, Loughborough, LE12 9NZ



John German Estate Agents are delighted once again to be the preferred marketing agent for Graham Perkins Close, Shepshed. This modern end town house would make an ideal first-time purchase and must be viewed.

£195,000



John German

Welcome to Shepshed and Graham Perkins Close. Upon arrival at this modern end town house, you immediately realise that this is a perfect first-time purchase and once you enter the property you are not disappointed.

The reception hallway is light and airy and has stairs rising to the first floor and doors to the living room and kitchen, where we begin our tour.

Fitted with a smart range of matching base and eye level units, the kitchen has fitted appliances to include oven, hob, and extractor over. There is ample space for other assorted appliances, together with ceiling spotlights and a double-glazed front aspect window.

Next, we move through to the spacious living room, ideal for relaxing or entertaining and having space for furniture including a dining table and chairs. French doors open onto the garden and there is smart laminate flooring completing the modern touch.

Ascend to the first floor and you will find two bedrooms and the bathroom. Each bedroom has double-glazed windows to their individual aspect and the principal bedroom has a fitted wardrobe. Bedroom two has a handy storage cupboard over the stairs.

The bathroom is fitted with a matching suite to include panel enclosed bath with shower over, WC and wash hand basin. There are tiled splash backs to the walls.

Proceed back downstairs and step outside into an enclosed garden with patio seating area and lawn with pathway to timber built shed. To the front of the property is an allocated driveway parking space.

In conclusion, this property would make an ideal first-time purchase. Maintained and presented to a high standard we urge you to book your viewing on a home that is sure to prove popular. Book your tour today with John German Estate Agents.

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.

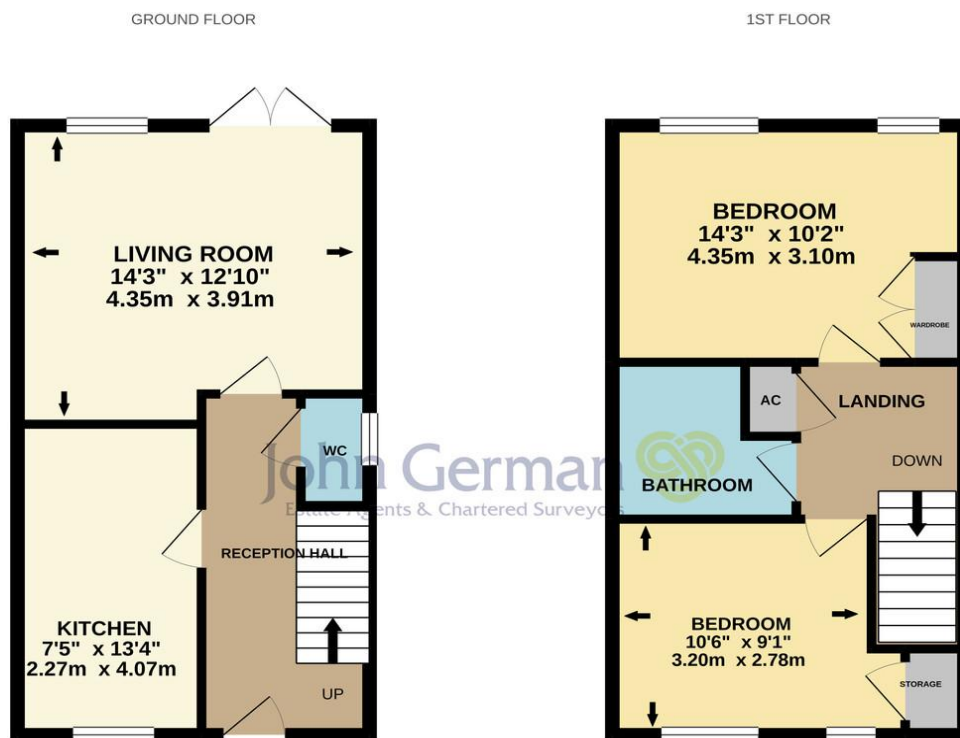
Useful Websites:

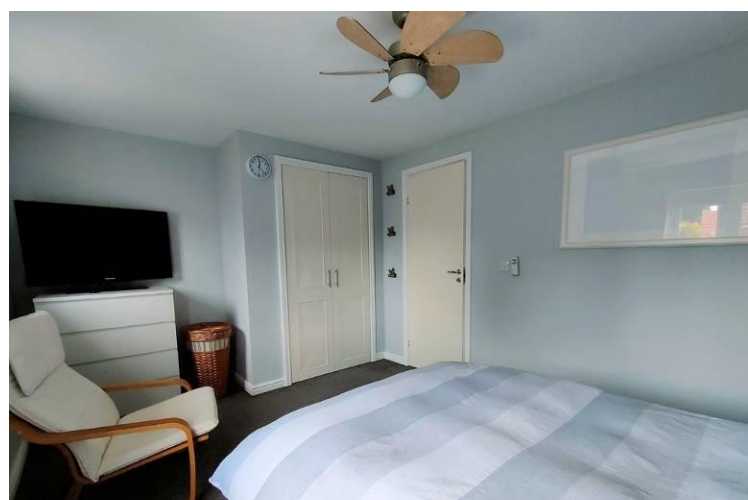
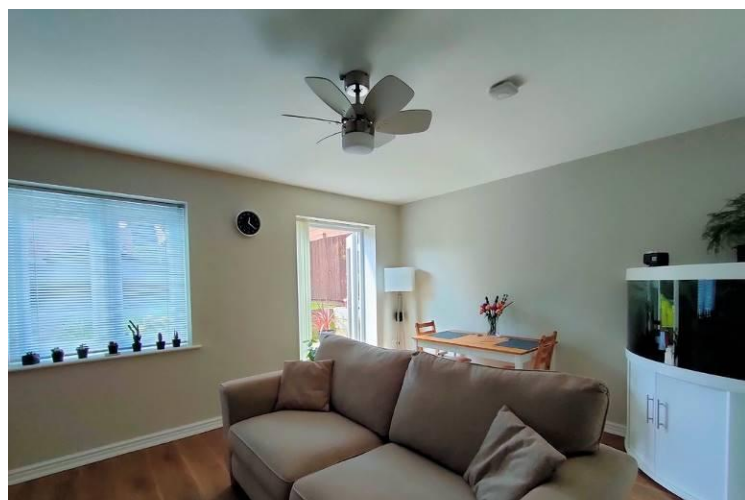
www.gov.uk/government/organisations/environment-agency

https://www.charnwood.gov.uk/pages/planning_applications

Our Ref: JGA/10082021

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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