

Manor Gardens

Shepshed, Loughborough, LE12 9BD



Offered to market with no upward chain and enjoying a superb position, this renovated property boasts open plan living, ideal for families.

Offers over £260,000



John German 

Well suited to growing families or downsizers, this spacious and well-located property is superbly presented, having been renovated by the present owners.

With access road to the rear, there is also a sizeable lawned frontage which offers a superb private aspect where the front door opens in to the bright and inviting hallway, having stairs to the first floor and access to the reception room and kitchen.

Boasting dual aspect to the front and rear, the lounge/diner is a fantastic reception space. With the fireplace offering a focal point, there is also a breakfast bar where the wall once was to the kitchen, which is now open and creates a great open plan space, allowing more natural light in and also providing additional storage space.

Boasting stylish base level units with work surface over, there are integrated appliances including oven, induction hob and overhead extractor hood. There is a 1.5 bowl sink and drainer beneath the double-glazed window to the rear aspect. Further appliance space is provided for a washing machine and fridge freezer. An external door opens to the rear garden.

Upstairs, the landing has doors to the three bedrooms and family bathroom.

Bedrooms one and two are doubles, with both having double glazed windows and ceiling mounted light points. The third bedroom offers use as a single but could also be set up to provide a study/home working space. It has a double-glazed window with a pleasant outlook to the front of the property.

Servicing the bedrooms is the refitted bathroom, with tiling to the walls and a white suite comprising panelled bath with shower overhead, wc/sink vanity unit, chrome heated towel rail and extractor fan.

Outside, the rear garden has both patio and lawn, with large portions of the fenced boundaries having been replaced by the present owners. There is gated access round to the front and also out to the rear of the property. A side access door has been added to the garage, which also has an up and over door to the front, offering storage space.

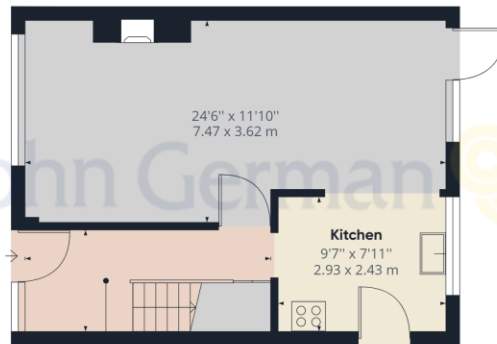
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.charnwood.gov.uk

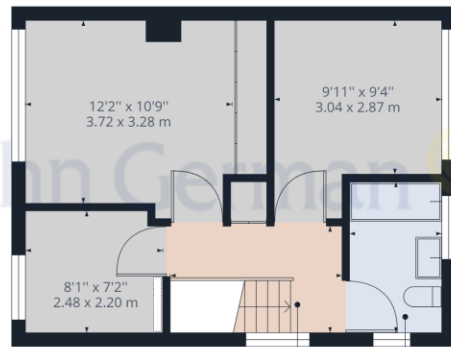
Our Ref: JGA/14102022

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



Hallway
14'3" x 5'11"
4.37 x 1.81 m

Ground Floor Building 1



Landing
9'11" x 6'2"
3.05 x 1.90 m

Bathroom
5'4" x 8'6"
1.65 x 2.59 m

Floor 1 Building 1

John German

Approximate total area⁽¹⁾
848.90 ft²
78.87 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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