

Church Side

Shepshed, Loughborough, LE12 9RL

John German





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Guide Price £325,000

Beautifully presented, this extended family home boasts two reception rooms, a downstairs office/study, open plan kitchen/diner and spacious bedrooms with en suite to principal.



Located in the Leicestershire town of Shepshed, benefiting from an excellent range of local amenities including schools of all grades and a variety of shops and public houses. There are excellent links with Leicester, Nottingham and Derby city centres as well as the market towns of Loughborough and Ashby-de-la-Zouch. The M1 motorway is in close proximity, as is East Midlands Airport and rail links to London St. Pancras at Loughborough and Parkway railway stations.

Upon arrival at Church Side you will first notice the delightful outlook that the property has with views towards St Botolph's Church. The driveway provides ample off-road parking for several vehicles and leads to the covered entrance, with a front door opening into the reception hall which is a welcoming introduction to this superb property, boasting Karndean flooring.

To the front aspect, the living room is an ideal space for relaxing with a feature fire and traditional surround and a double-glazed window to the front. From here, double doors open into the dining room which is perfect for entertaining or formal dining. Patio doors open onto the outdoor seating area.

On the opposite side of the hallway is the study which could also be used as a downstairs bedroom or a playroom if desired. This room offers superb flexibility for purchasers looking for a versatile space.

One of the real "Wow Factors" for the property is the open plan kitchen/family room to the rear. This extended part of the home incorporates the kitchen which has a range of matching base and eye level units and work surface areas with integral oven, hob and extractor. The separate seating or family area has a window overlooking the garden and a door leads out to the decked patio. Leading off the kitchen is a separate utility room, complementing the kitchen perfectly and providing further appliance space. Both the utility room and the kitchen have external doors.

Ascending to the first floor you will find three bedrooms and a family shower room. The principal bedroom benefits from an en-suite shower room with a corner shower enclosure, WC and wash basin. The family shower room has a modern suite to include a glazed walk in shower, WC, wash hand basin and tiled splashbacks.

Stepping outside into the garden, the decked patio to the rear provides a seating or outdoor dining area and steps lead down to the lawn beyond with screening hedges and a side access gate leading to the front of the property.

In conclusion, this property must be viewed. The standard of presentation is a testimony to the vendors and the improvements that have been made make this the ideal family home.

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.

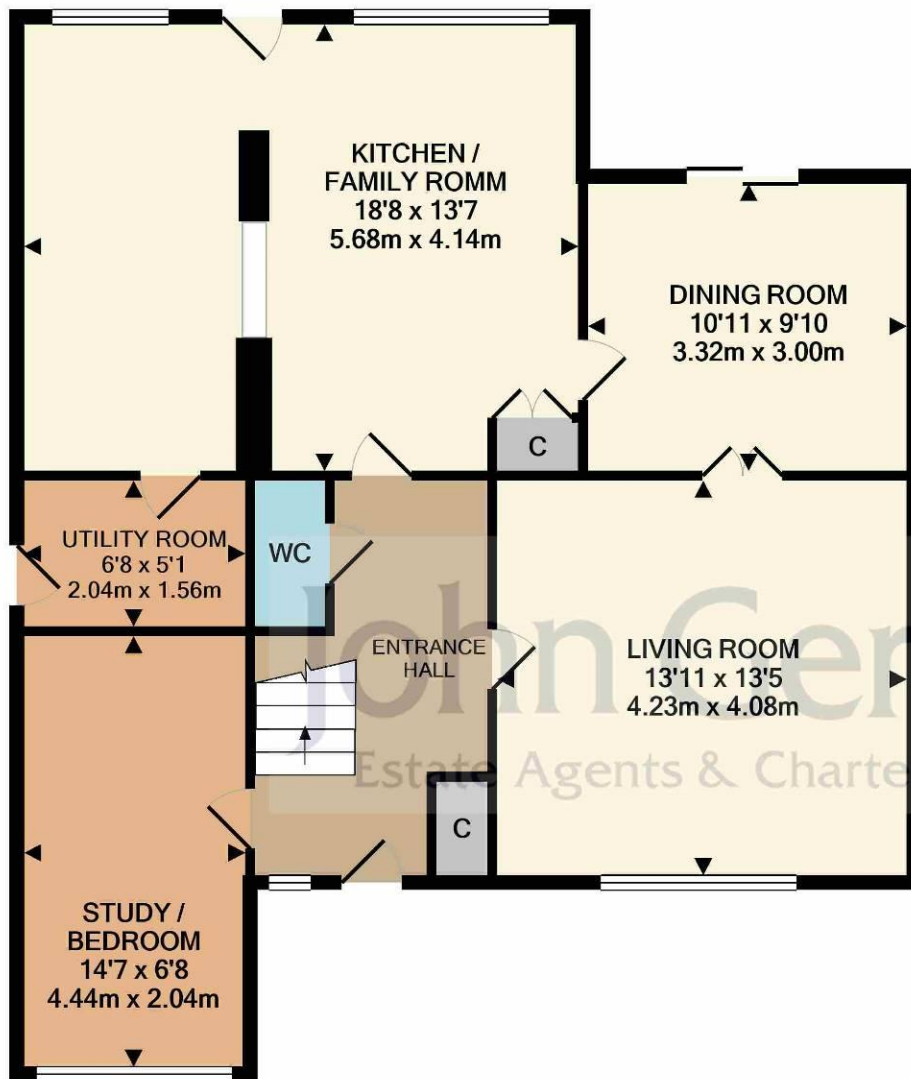
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

Our Ref: JGA/23012023

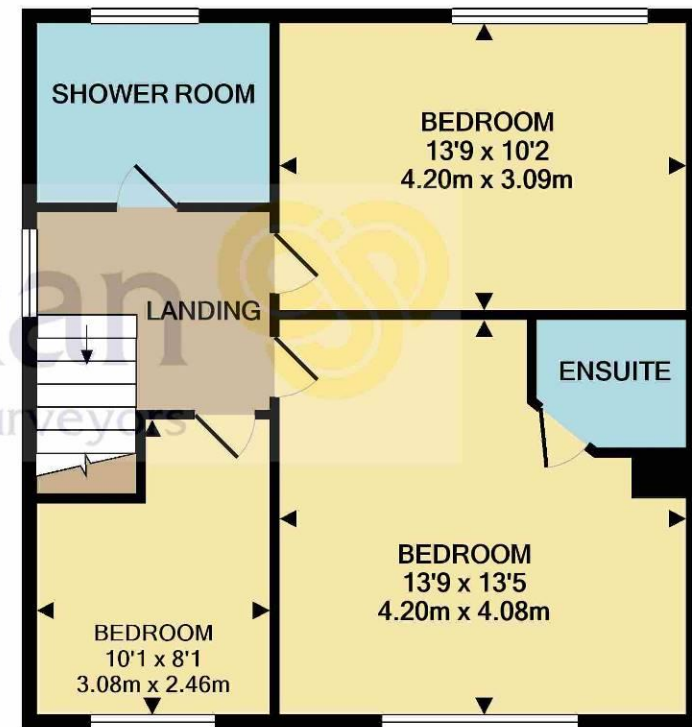
Local Authority/Tax Band: Charnwood Borough Council / Tax Band C







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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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.

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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		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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