

# Countrymans Way

Shepshed, Loughborough, LE12 9RB



This versatile and extended family home presents an excellent opportunity for those wanting downstairs space, having three reception rooms, along with ample off road parking and a good sized rear garden.

Offers in excess of £240,000



John German 

Located on the popular Countrymans Way, providing easy access to the range of amenities offered by Shephed. This Charnwood market town is popular with commuters, having access to junction 23 of the M1, with Loughborough, Leicester, Nottingham, Derby and East Midlands within reach.

The property will be well suited to family living, with the extended ground floor providing versatile accommodation to include three reception rooms.

Being set back from the road, the tarmac driveway offers off road parking for multiple vehicles, with the main entrance opening to the hallway with stairs rising to the first floor and a door opening through to the first of the reception rooms. With both wall and ceiling light points, the bright and inviting lounge has a double glazed window to the front aspect, high level alcove storage and a feature fireplace with surround having a living flame gas fire.

Part glazed double doors open to the second of the reception rooms, currently utilised as a formal dining space. Positioned adjacent to the kitchen, it has a glazed patio door opening to the rear garden as well as a floor to ceiling window allowing natural light to flood in. Offering an impressive array of integrated storage at both eye and base level, as well as accompanying work surface, the kitchen is smartly presented, boasting space for a range cooker, with overhead extractor and tiled splashback, wine fridge, inset sink unit and space for a fridge/freezer. The utility offers additional storage and work surface as well as another sink, with undercounter appliance space with plumbing, currently hosting a washing machine and dishwasher. External access is given to the rear and also to the third reception room.

The last of the reception rooms is perhaps the most impressive. With two Velux windows in the ceiling as well as a window to the front, it offers an excellent space for home working but would also be suitable for a variety of other uses. A uPVC door opens to the driveway.

To the first floor, the landing gives access to the three bedrooms, being well proportioned with two doubles and a single. Bedroom one overlooks the front aspect, also benefiting from a range of integrated storage. The second double bedroom overlooks the rear garden, with the adjacent third a good sized single, currently providing an additional study/home working space. These are serviced by the family bathroom, being part tiled and hosting a suite comprising panelled bath with shower over, low level WC and pedestal hand wash basin.

Externally, the rear garden is a good size and offers both a patio and lawn, with two garden sheds positioned towards the rear boundary.

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

**Property construction:** Brick. **Parking:** Drive

**Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

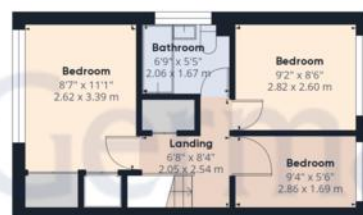
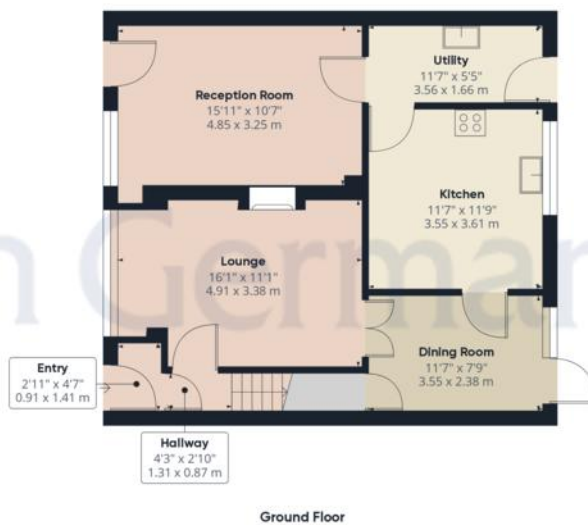
**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/08022024

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**Approximate total area<sup>1)</sup>**  
1018.51 ft<sup>2</sup>  
94.62 m<sup>2</sup>

(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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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