

Corcoran Close

Shepshed, Loughborough, LE12 9UT



Offered to market with no upward chain, this modern detached property by renowned local builder Jelsons offers spacious accommodation, driveway & garage, en suite to principal bedroom and is located within easy reach of amenities.

Guide Price £299,950



John German 

Forming part of this modern Jelsons development and situated on the outskirts of the Charnwood market town of Shepshed, this detached family home is offered to market with no upward chain having off road parking, garage and three well-proportioned bedrooms.

Set back with a lawned frontage, the front door opens to the hallway, where doors lead off to the downstairs rooms and stairs rise to the first floor. The downstairs comprises of a well-equipped kitchen, guest cloakroom and lounge/diner.

The kitchen is smartly presented and comprises an extensive range of integrated storage, work surface and appliances including an AEG oven, gas hob, overhead extractor, fridge/freezer and dishwasher. Areas with work surface also feature tiled splashbacks, with the one and a half bowl stainless steel sink and drainer unit positioned beneath the double-glazed window to the front aspect.

Continuing through, the guest cloakroom has a window to the side with a low level wc and hand wash basin.

Spanning the rear of the property, the generously proportioned family friendly lounge/diner features both patio doors and a double-glazed window looking out over the garden with there being two central heating radiators, wall mounted aerial point and two light points.

To the first floor, there are doors to the three bedrooms and family bathroom. Both bedroom one and two are doubles, with bedroom one benefiting from its own en suite shower room which is part tiled and hosts an enclosed shower cubicle, low level wc, pedestal hand wash basin and heated towel rail.

The third bedroom is a good sized single that would also be well suited for use as a study/office – which could provide a dedicated space for home working.

Externally, the rear garden has a patio to the immediate rear, with the remainder laid to lawn. There is gated access to the driveway and a side access door opening to the garage.

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

Property construction: Brick

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

Broadband type:

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

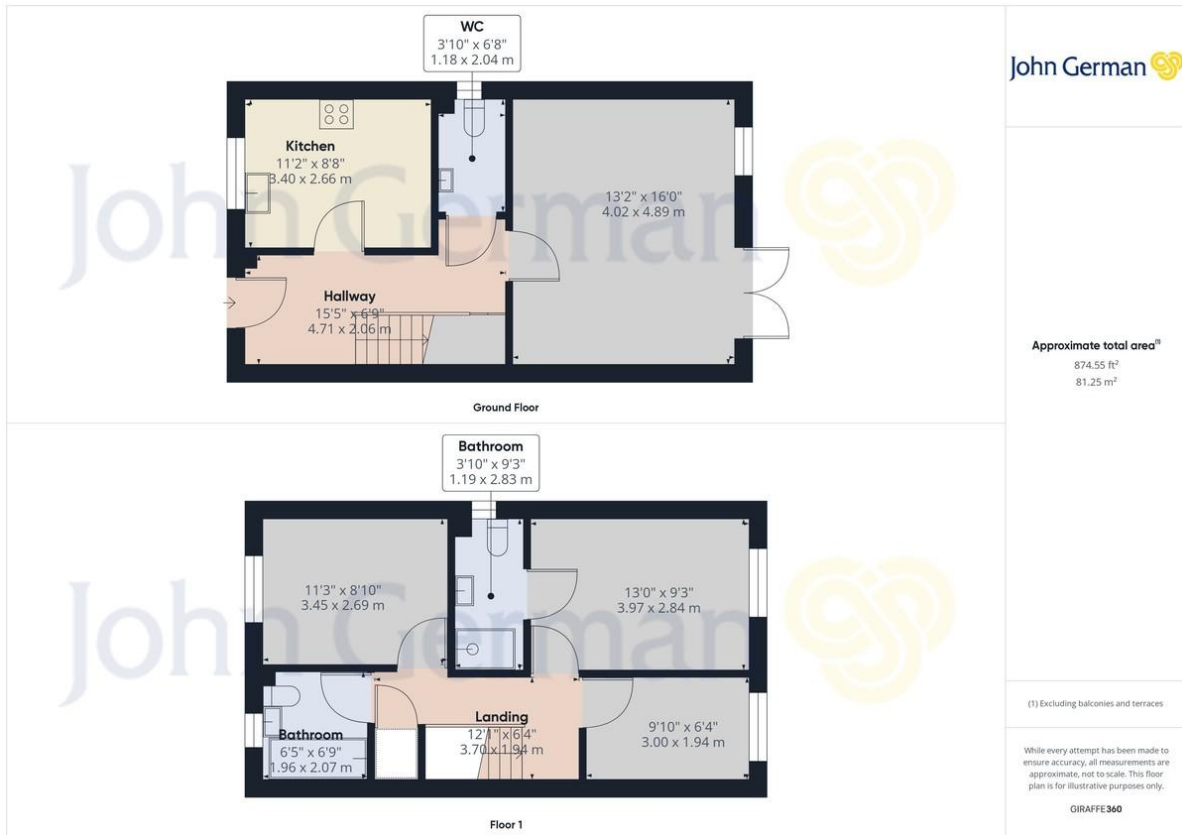
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA16022024

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents' Notes

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