

# Factory Street

Shepshed, Loughborough, LE12 9AQ



Pretty as a picture, this cottage home exudes style and charm and offers sitting room with log burner, separate dining room, lovely kitchen plus utility. Two bedrooms lie on the first floor with a gorgeous refitted bathroom and cottage style gardens lie to the rear. Ideal first time buy.

£185,000



John German

Number 9 is a lovely cottage home, beautifully styled, upgraded and set in a quiet side street off Tickow Lane, it really is a house to put onto your viewing list.

The Leicestershire market town of Shepshed offers a range of amenities including local shops, cafes, eateries, leisure facilities and both primary and secondary schools. The town is steeped in history, with the parish Church of Saint Boltoph dating to the 11th century. Shepshed is well placed for commuters offering access to junction 23 of the M1 providing road links to Leicester, Nottingham and further afield. East Midlands Airport is located approximately 7 miles away.

Behind its entrance door, there is a lovely sitting room with wooden flooring underfoot and a warming focal point provided by a feature log burning stove with alcove cupboard and shelving to the side. A stripped pine door opens into a separate dining room with decorative period fireplace and ornate coving to the ceiling. Half glazed French double doors take you directly out into the garden and stripped pine door takes you through to the kitchen.

The refitted kitchen is well equipped with attractive units with timber countertops running along one wall, inset porcelain sink with metro style tiling above, tiled flooring and a half glazed door takes you outside. Adjacent is a utility room which has matching base and wall mounted units, appliance spaces and a wall mounted central heating boiler.

Upstairs on the first floor you will find landing with ornamental radiator and stripped pine doors taking you to two bedrooms and a family bathroom. Bedroom one is a great sized room with ornamental period fireplace plus useful built in cupboard.

The bathroom is beautifully appointed with rustic slate floor, feature wall tiling, ladder radiator, spa bath with recessed TV and shower over, WC and a vanity wash hand basin with cupboard below.

Outside to the rear is a stone chipped courtyard with lawned gardens, flowering borders with patio area and brick outbuilding.

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

**Property construction:** Brick

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** FTTC

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 A

**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/02042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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