

Stableford Close

Shepshed, LE12 9BT

John German





Stableford Close

Shepshed, LE12 9BT

£220,000

A well presented 3 bedroom 2 bathroom tri level home full of features including multiple living areas, off road parking and secure rear gardens. The property is ideally located across the road from a park and in close proximity to local schools and shops.



Step inside the reception hall and you will first come to the snug/fourth bedroom, a lovely bright room that offers flexibility for a number of uses.

Further down the hallway you will come to the conveniently located downstairs cloakroom.

At the rear of the home you come into the light and bright kitchen/dining room having both overhead and under counter storage, contrasting worktops, a range of in built appliances including electric oven, gas cook top and extractor. The dining area is a great place to entertain and has practical access to the garden. This room backs onto the rear garden which consists of a paved patio area, lawn and storage shed. There is access to the parking area which has allocated bays.

The first floor consists of the family bathroom, lounge and third bedroom.

The modern family bathroom consists of a bath with overhead shower, sink and WC and complementary modern tiling.

The third bedroom would be an ideal children's room or home office, this space benefits from neutral décor and also has in built storage.

The spacious lounge is a lovely bright space due to multiple windows with feature wallpaper and neutral décor.

On the second floor is bedroom two that is a very generous double room, ideally located next to the master bedroom – great for children.

The master suite is a great size and features in built storage complemented by an en suite having a shower, WC, sink and modern tiling to the walls.

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

Property construction: Brick

Parking: Parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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

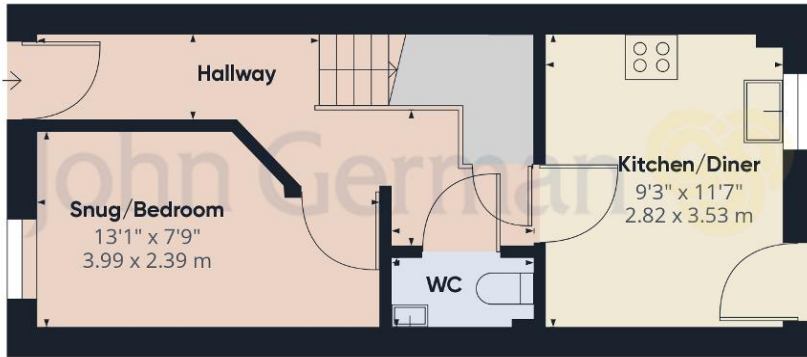
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

949.61 ft²

88.22 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



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



