

Church Street

Shepshed, Loughborough, LE12 9RH



A beautifully presented, characterful Grade II listed home, with sympathetically modern interior, lovely courtyard garden, cellar and laundry room, in a sought-after, central residential location.

Offers In Excess Of £250,000

John German

This property would make an ideal purchase for first time buyers, professional couples or small families.

The property is located within close proximity to a wide range of local amenities including (but not limited to); schools, supermarkets shops, boutiques, pubs and restaurant. There are also plenty of green spaces for walking and cycling in the nearby parks.

Public transport well catered for by regular bus service; commuter access to the M1 and A6 is excellent.

Accommodation comprises; two double bedrooms, single bedroom/office, family bathroom, lounge, dining room, kitchen and cellar. The current owners have recently renewed the double glazing to the property in line with current planning regulations.

Externally, there is a delightful courtyard garden leading to an incredibly handy laundry room, which could also be used as a home office/gym.

Agents note: This property is within a conservation area.

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

Property construction: Standard

Parking: Off road parking and a brick garage (in block of 4)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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 B

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA05072024

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AWAITING EPC MEDIA



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Agents' Notes

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