

35 Oxford Street, Shepshed

£275,000 Freehold

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Accessed via the side of the property, the home consists of a central entrance hallway, which links to the main reception room. Originally a lounge and a dining room, the home's reconfiguration allows this now open-plan space to function as a fantastic living area, ideal for hosting friends and family. Onwards into the home lies the stellar extended kitchen and dining room, laid out in a large L shape and benefitting from modern cabinetry, an integrated dishwasher, french doors to the rear and space for a freestanding double oven and fridge/freezer. Space is also provided for a washing machine separately in a concealed cupboard. The dining area is particularly roomy, with space for an eight-seater table, ensuring that big events are hassle-free! The ground floor accommodation is completed by the always-handy downstairs W.C.

The upper floor of this delightful property consists of three generous bedrooms, the second and third of which benefit from dual-aspect windows, whilst the master bedroom features fabulous built-in storage. The family bathroom is the home's final room, and is again notably sizable.

Externally, the home is served by a multi-car driveway capable of housing several vehicles, whilst the rear of the plot forms a spacious lawned garden, delightful patio and benefitting from a large shed.

Oxford Street is well connected, with great access to central Shepshed, whilst the A512 is a great link to both the M1, Loughborough and beyond!

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Council Tax band: C

Tenure: Freehold

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Shepshed is a well-serviced village containing an excellent selection of shops, pubs, and local amenities. Shepshed is in close proximity to junction 23 of the M1, which provides fast access both North and South, including the surrounding cities of Leicester, Derby and Nottingham, as well as East Midlands Airport.



Hallway

Living Room

12' 0" x 22' 11" (3.65m x 6.99m)

Kitchen and Dining Room

16' 7" x 17' 9" (5.05m x 5.42m)

W.C.

Landing

Bedroom One

12' 0" x 12' 11" (3.66m x 3.94m)

Bedroom Two

12' 0" x 9' 11" (3.66m x 3.02m)

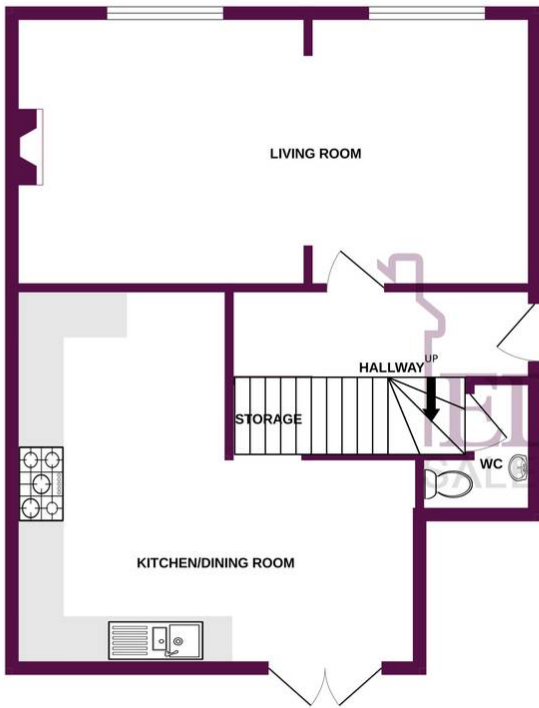
Bedroom Three

10' 0" x 6' 8" (3.06m x 2.04m)

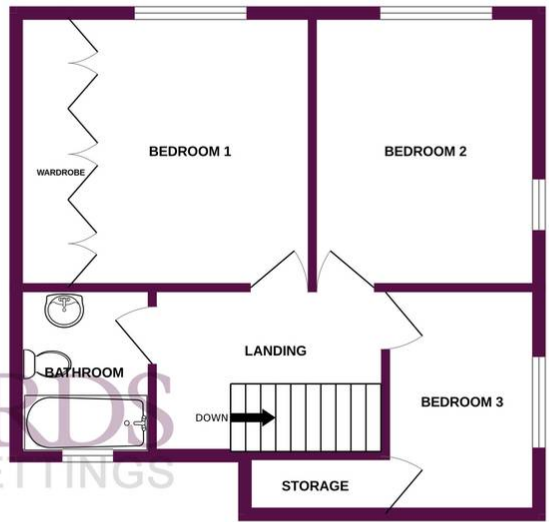
Bathroom

7' 0" x 5' 11" (2.13m x 1.81m)

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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