



- 3 bedrooms
- Large kitchen diner
- Versatile rooms
- 2 family bathrooms
- Large low maintenance garden
- M1 motorway J23 within a mile

This is a fantastic opportunity to purchase this spacious mid-terrace family home, situated on Springfield Road, in the desirable town of Shepshed. With easy access to a host of local amenities and major transport links, including the M1 motorway (1 mile away), this property should appeal to many buyers. It accommodates 3 floors with three bedrooms, to reception rooms and a good-sized kitchen diner. In addition, there are two full sized family bathrooms, one on the ground floor and one on the first floor. The property offers a rear garden, mainly laid as patio and a large vegetable patch and a shed. Double glazing and gas central heating.

The front door leads to a hallway which is light and airy with access to all accommodation. Radiator.

Lounge: (approx..3.60m x 4.12m)

Spacious room with decorative fire surround, uPVC bay window and Radiator and light fitting.

Kitchen /Diner: (approx..4.10m x 3.59m)

Modern fitted base and wall units, with integrated oven grill and hob. Additionally, there is space and plumbing for further appliances. There is also a dining area with this room. Radiator and uPVC patio doors accessing the rear garden.

Versatile Room 1: (approx..2.97m x 2.41m)

This room could be used for a number of functions including a bedroom, family room, study or further reception room. Fitted with radiator, light fitting and access to the shower room. uPVC window to side elevation.

Ground floor bathroom:

Corner shower cubicle, wash hand basin, WC, heated towel rail and uPVC window to the side elevation.

First floor landing gives access to the family bathroom and bedroom one and two and stairs leading to the second floor.

Bedroom: (approx..4.29m x 4.12m)

This double bedroom is spacious and includes two double built-in wardrobes, radiator, light fitting and uPVC window to the front elevation.

Bedroom: (approx..4.09m x 2.66m)

Another double bedroom fitted with uPvc window to the rear elevation. Radiator and light fitting.

Family Bathroom: (approx..2.43m x 3.62m)

Four-piece bathroom suite in white comprising wash hand basin, WC, panelled bath and a seperate shower cubicle. uPVC window to the rear of the elevation. Radiator and light fitting.

Versatile Room 2: (approx..4.25m x 3.17m)

This room, on the second floor, is currently used as a bedroom but could be used as a hobby room or study. Velux window integrated into the roof. There is access to two huge storage cupboards running the length of the eaves. Radiator and light fitting.

Exterior of the property

A low wall with double gates allows access on to the main street at the front of the property. At the rear has two patio areas. There are mature shrubs and trees and a shed.

Viewing:

By appointment only. If you would like to view this property, please call Harrison Thorn Ltd direct.

Fixtures, Fittings and Appliance:

Any fixtures, fittings or appliances mentioned in these details have not been tested and cannot be assumed to be in full efficient working order or included in the sale.

Photographs:

It should not be assumed that items shown in our photographs are included in the sale of the property. Photographs showing vehicle registrations have been altered to disguise the registration details.

Measurements:

Where applicable, we have taken every care to ensure the dimensions for the property are true however, they should be treated as approximations and for general guidance only. If measurements have been shown they represent the widest and longest part in any room including any built-in wardrobe space. It should not be assumed that rooms are quadrilateral in shape.

Money Laundering:

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence.

General:

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential buyers must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. Buyers are responsible for ensuring that suggested conversions, extensions or ways to add value to a property through development comply with building regulations and the necessary planning permission will or has been granted. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

Price: £145000

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