

Kidger Close | | Shepshed | LE12 9UQ

Asking price £195,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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A superbly presented modern mid townhouse, situated in a lovely position in this highly regarded and much sought after location close to the centre of Shepshed and its many amenities. The property is offered with no upward chain and benefits from some recent re-furbishments and presents a wonderful opportunity for a first time buyer, downsizer or young couple. The gas centrally heated and double glazed accommodation features entrance hall, w/c, dining kitchen, large lounge with french doors to the landscaped garden. The first floor gives way to two double bedrooms and a modern bathroom. There is an allocated off road parking space and gardens to the front and rear.

- Two Bedroom Mid Terrace
- Spacious Accommodation
- Bathroom
- Recently Refurbished
- Ideal Investment or FTB
- Popular Residential Area
- Dining Kitchen
- Allocated Parking Space
- Upvc DG
- No Chain

Entrance Porch
The property is entered beneath a canopy storm porch through composite front door into the entrance hall.

Dining Kitchen
A spacious dining kitchen with an ample range of contemporary wall and base mounted laminate timber units. There is a built in gas hob, single oven and extractor as well as space for a washing machine and freestanding fridge freezer.

Lounge
Featuring ample space for living and dining room furniture with window and French doors to the rear out into the garden.

W/c
A two piece suite with a wash hand basin and a low level flush W/c.

First Floor Landing
Ascending from the lounge and providing access to-

Bedroom 1
A spacious double bed room with two windows to the front.







"Walking distance to the village amenities"











Bedroom 2
A large double bedroom with two windows to the rear.

Bathroom
A three piece suite comprising bath with shower over, wash hand basin and low level flush W/c.

Outside
To the front, there is a large hedge as well as paved access to the entrance. To the rear the patio is paved and gravelled with shrubs, to the rear of the garden is a gate to the designated off road parking space for a single vehicle.

The Area
Shepshed offers a vast range of shops, pubs, cafes and schooling, with many recreational activities and a vibrant village like community. The placement of Shepshed makes it an excellent choice for commuters, with instant access to the M1 and also the A512 towards the A42/M42. There is a recently added Aldi supermarket and McDonalds at the end of the road, making this an ideal area for young families and those wishing to be close to amenities.

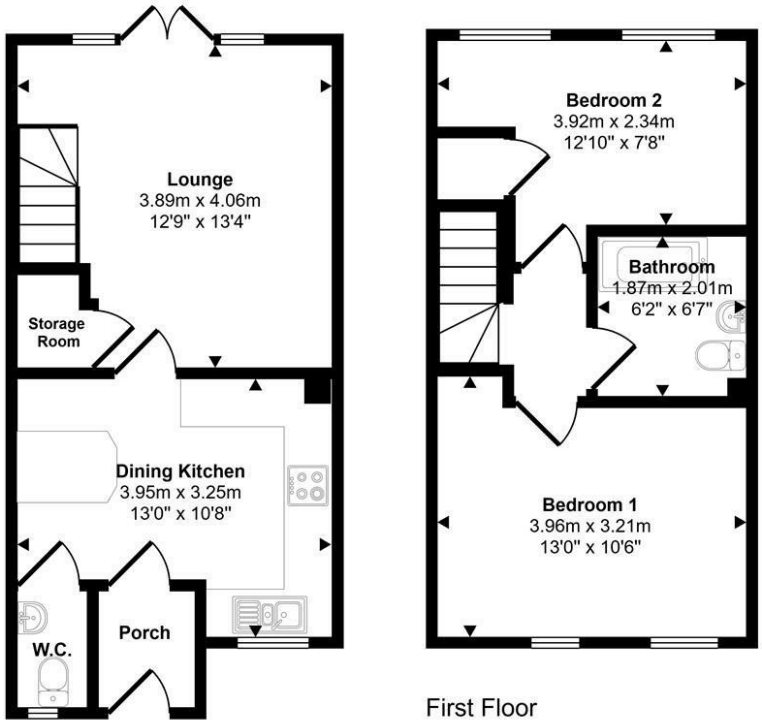
Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.







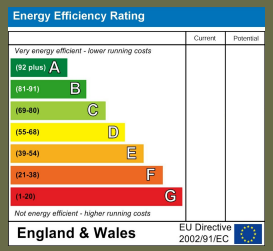
Approx Gross Internal Area
61 sq m / 656 sq ft



First Floor
Approx 30 sq m / 318 sq ft

Ground Floor
Approx 31 sq m / 338 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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