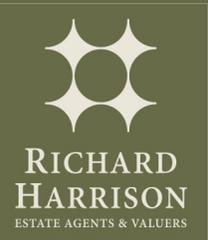




Conway Drive | | Shepshed | LE12 9PN

Asking price £259,950



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Offering spacious accommodation and set in a popular residential area, this detached home is offered with no upward chain. The property offers flexible and versatile accommodation over two floors, with GCH and Upvc DG, garage and driveway. There is an impressive hallway with double height ceiling, living room, kitchen, ground floor bed 3 and bathroom with separate w/c. The first floor has two particularly large bedrooms. Outside, the property has gardens front and rear, with a driveway leading to a garage. There are numerous shops and amenities nearby. Internal viewing is essential to appreciate the spacious accommodation on offer.

- Spacious Detached Home
- Flexible & Versatile Accommodation
- Garage and Driveway
- Three Double Bedrooms
- Ground Floor Bathroom
- Large Living Room
- Spacious Kitchen
- Private & Enclosed Garden
- Close to Amenities
- No Upward Chain

Entrance Hall

A spacious and impressive hallway with a double height ceiling, storage and access to -

Living Room

Offering space for living and dining furniture, with window to the front and access to the kitchen.

Kitchen

With a range of fitted wall and base units, some integrated appliances and window and door to the rear garden.

Bedroom 3/Dining Room

A flexible room with sliding patio doors to the garden. This room could be used flexibly as a dining room or bed 3.

Bathroom

With two piece suite comprising bath, wash hand basin and window to the side.

W/c

Separate from the bathroom, with a low level flush w/c and window to the side.



"Offering Excellent Value for Money"



First Floor Landing

A first floor galleried landing with a large walk-in linen cupboard and a separate broom cupboard.

Bedroom 1

With windows to the rear and side, fitted furniture and built in storage.

Bedroom 2

A large room with window to the front and built in storage.

Outside

Offering a front garden, pebbled driveway and access to a single garage with up and over door, power and lighting. The rear garden is low maintenance with patio and lawn.

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 in Shepshed, 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
112 sq m / 1201 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | |
| (91-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (12-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk