



£232,950

Conway Drive, Shepshed LE12 9PP

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Semi-Detached Home
- Entrance Hall
- Lounge
- Large Kitchen Breakfast Room
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Driveway
- Garage
- Great Location

Main Particulars

Frobishers Sales and Lettings are delighted to bring to the market this extended three-bedroom, semi-detached property. Situated on Conway Drive, Shepshed, Leicestershire just a few steps away from the countryside.

In brief: Entrance Hall, lounge, extended large kitchen and family room, upstairs are three bedrooms with family bathroom.

Outside: Off road parking, enclosed garden, two decked patio areas, shed and an insulated cladded garage.

ENTRANCE HALL Composite double glazed front door into entrance hall with stairs off to first floor, radiator, full height cupboard and door into lounge.

LOUNGE - 13' 8" x 12' 6" (4.19m x 3.83m) Upvc double glazed bay window to front elevation, Adam style fireplace with living flame gas fire, radiator and opening into kitchen.

LARGE KITCHEN BREAKFAST ROOM - 23' 3" x 16' 7" (7.10m x 5.06m) Fitted with a range of wall, base and drawer units with laminate work surfaces, sink drainer, gas cooker, extractor hood, under-counter space and plumbing for washing machine and dishwasher, tiled flooring, Worcester Boiler. Large breakfast bar, family space to the rear of the kitchen with Upvc double glazed windows and double glazed french doors leading out into the garden.

BEDROOM ONE 12' 6" x 10' 2" (3.86m x 3.1m) Upvc double glazed window to front elevation and radiator.

BEDROOM TWO 11' 1" x 8' 7" (3.4m x 2.64m) Upvc double glazed window to rear elevation and radiator.

BEDROOM THREE 9' 0" x 6' 10" (2.74m x 2.08m) Upvc double glazed window to front elevation and radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising close w.c., wash hand basin, bath with shower over, towel rail radiator and Upvc double glazed window to rear elevation.

GARAGE 18' 2" x 7' 11" (5.54m x 2.41m) Single garage with up and over door, power and light and personnel door to the side. This garage has been insulated and cladded and currently used as a gym to the property.

OUTSIDE To the front of the property is a small garden and tarmac driveway providing off road parking. To the rear of the property is a lawn garden, two decked patio areas, outside electric sockets and water tap.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, ceilings and all 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 furniture, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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