



£285,000

Chapel Street, Shepshed LE12 9AN

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01509 270 010


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Step Inside

Key Features

- Extended Semi-Detached
- Four Double Bedrooms
- Wide Entrance Hall
- Lounge
- Downstairs Wet Room
- Family Bathroom
- Kitchen
- Driveway Parking for Ample Cars
- Beautiful Enclosed Garden

Main Particulars

Frobisher Sales and Lettings are pleased to introduce this beautifully decorated throughout four bedroom, semi-detached property to the for sale market in Shepshed, Leicestershire.

In briefly comprises of an entrance hall, lounge, kitchen diner, wet room and dining room or bedroom. To the first floor there are three double bedrooms and a bathroom. Set back from the road with a driveway parking, this attractive four-bedroom semi-detached property is beautifully presented throughout.

Entrance Hall - Enter through a uPVC door to the side elevation into the hall with a uPVC window, radiator, airing cupboard, wood effect flooring and stairs to the first floor.

Kitchen Diner 12' 5" X 11' 9" (3.78m X 3.59m) - Beautifully presented kitchen diner with a range of wall and base units with granite worktop incorporating a sink, drainer and mixer taps. Gas hob, electric oven, extractor fan, plumbing and space for a dishwasher, washing machine and fridge freezer, a radiator, a uPVC window to the side elevation and uPVC sliding doors to the front elevation and tiled flooring.

Lounge 19' 8" X 11' 3" (6m X 3.42m) - With uPVC sliding doors to the front elevation, a radiator, gas fire with feature surround and granite hearth and carpet flooring.

Bedroom Three (11' 0" X 10' 6" (3.35m X 3.19m) - With a uPVC door and window to the rear elevation, a radiator, fitted wardrobes and wood effect flooring.

Wet Room - uPVC window to the side elevation, low level WC, wash hand basin, walk in shower, heated towel rail and tiled throughout.

First Floor Landing - With fitted shelving incorporated into the walls

Bedroom One 12' 1" X 7' 7" (3.68m X 2.32m) - With a uPVC window to the rear elevation, radiator, carpet flooring and a walk in wardrobe.

Bedroom Two 11' 2" X 10' 11" (3.4m X 3.32m) - With a uPVC window to the front elevation and a radiator.

Bedroom Four 11' 3" X 7' 8" (3.44m X 2.34m) - With a uPVC window to the front elevation, eaves storage and a radiator.

Family Bathroom - Three piece suite comprising of a bath with Triton electric shower, glass shower screen, low level WC, wash hand basin, wood effect flooring, extractor fan and radiator.

Rear Garden

This beautifully maintained garden has patio area, grass lawn, pond, flower beds access to the front of the property via side gate and water tap.

Front Garden

As you approach the property you are greeted by this beautiful front garden, with mature shrubs, trees and bushes. This area is great for entertaining with easy access to the kitchen via a sliding patio door, pebbled patio area and awnings.

Enter the garage via an up and over door, electric sockets and lighting. To the rear is a store area, with potential to convert to home office subject to any planning regulation. The driveway offers parking for a number of cars.

Whether you are looking for ground floor living with easy access to wet room and bedroom or looking for that all important play room this house is so versatile for everyone needs. Viewing is a must!



GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission or any 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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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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