



£246,500 Offers In Excess Of
Woodlands Drive, Shepshed LE12 9SD
Semi-Detached House | 3 Bedrooms

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Step Inside

Property Description

An extended semi-detached family home situated in this highly sought after location of Woodlands Drive, Shepshed, benefitting from having no further chain. The property is well placed for an excellent range of local amenities as well as being within easy reach of the nearby motorway networks. The property itself benefits from uPVC double glazing with gas fired central heating and briefly comprises of; reception hall, extended lounge / dining room, spacious kitchen with fitted units and built in appliances. To the first floor there are three bedrooms and a modern family shower room. To the outside a driveway provides off road parking and access to the rear garden. Enclosed rear garden with pond, summer house and access to a larger than average garage/workshop. Reception Hall uPVC obscure double-glazed front entrance door with matching front and side screens, central heating radiator, telephone point, wood effect flooring, staircase leading off to the first floor and doors then lead off to the following accommodation: Extended Lounge 6.99m x 3.61m / Dining Room 3.1m x 2.71m With part laminate and carpet flooring, central heating radiator, gas fire with surround, coving to ceiling with ceiling light point, uPVC double glazed doors leading onto the patio area with matching side panels. Kitchen - 6.34m x 2.54m Having a comprehensive range of fitted units comprising of; work top surfaces extending to all three sides, inset one and quarter bowl stainless steel single drainer sink unit with mixer taps, inset electric hob and cooker hood above, oven and grill, comprehensive range of double, single and corner door base units, wall mounted units, lino flooring, central heating radiator, uPVC double glazed window overlooking the garden, wall mounted British Gas combi boiler. Under stairs cupboard housing meters great for extra storage. First Floor Landing uPVC double glazed side window, access to loft space with pull down loft ladder and doors then lead off to the following accommodation. Bedroom One - 3.52m x 3.31m With uPVC double glazed window, front elevation, central heating radiator and carpet floor covering. Bedroom Two - 3.34 x 3.26 With uPVC double glazed window, rear elevation, central heating radiator and carpet floor covering. Bedroom Three - 2.45m x 2.17m With uPVC double glazed window, front elevation, central heating radiator and carpet floor covering. First Floor Family Shower room 2.51m x 1.65m Modern shower room, shower screen, mixer shower control, vanity wash hand basin, mixer tap and low-level WC, light up mirrored, heated towel rail, modern splash backs and uPVC obscure double-glazed rear window. Outside To The Front The front driveway provides off road parking for several vehicles, flower beds, mature bushes and wooden gate leading to rear garden. To The Rear There is an enclosed garden with paved patio area, the garden itself is mainly lawn with surrounding flower borders, enclosed fencing on all sides, summer house, green house and wonderful fishpond. Garage 5.83m x 5.55m /Workshop 5.83m x 1.9m Wide opening wooden doors, power and light installed and personal door through from side storage room. This space is not to be missed. Driveway access from the front of the property, this garage has room for several cars previously used as a workshop for car maintenance, but could easily be used for home office, gym or garden room.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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