



£227,500

Field Ave, Shepshed LE12 9SH

Semi-Detached House | 3 Bedrooms

01509 270 010

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Step Inside

Key Features

- Semi Detached
- Three Bedrooms
- Lounge
- Open Plan Living
- WC downstairs
- Utility/Conservatory
- Corner Plot
- Enclose Garden
- Countryside Nearby

Main Particulars

Three-bedroom, semi-detached property sits on a corner plot of Field Ave and Piper close, Shepshed, Leicestershire within walking distance of the countryside walks, local BMX track and playpark. In brief: Entrance Hall, lounge, kitchen diner, wc, utility/conservatory. Upstairs are three bedrooms and family bathroom. Outside offers enclosed garden, patio and decking areas.

ENTRANCE HALL – uPVC double glazed door into entrance hall with stairs off to first floor, radiator, access to open plan lounge.

LOUNGE - 13' 2" x 12' 2" (4.05m x 3.72m) – uPVC double window to front elevation, Adam style fireplace with electric flame effect fire, carpet floor covering, under stairs cupboard, TV point, ceiling lights. Opens into the kitchen dining area.

KITCHEN - 12' 6" x 10' 9" (4.75m x 3.34m) Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink and drainer, swan mixer tap, electric cooker and hob, extractor hood, plumbing for a dishwasher, space for fridge freezer, wood effect flooring. uPVC glazed windows to rear and side elevation, uPVC door to utility/conservatory and WC.

Utility/Conservatory - 9' 5" x 5" 9" (2.92m x 1.82m) – uPVC window overlooking the garden, radiator, space and plumbing for washing machine and dryer, tile effect floor covering, uPVC door leading onto the garden.

WC – White toilet, wash hand basin, mixer taps, tile effect flooring and window to rear elevation.

BEDROOM ONE - 13' 1" x 8' 9" (4.07m x 2.74m) – uPVC double glazed window to front elevation, built in wardrobe space, radiator and carpet floor covering.

BEDROOM TWO 9' x 8"9" (2.76m x 2.74m) - uPVC double glazed window to rear elevation, carpet floor covering, radiator and cupboard housing hot water tank..

BEDROOM THREE - 9' 8" x 6" 4" (2.99m x 1.98m) - uPVC double glazed window to front elevation, radiator and carpet floor covering and wardrobe space.

FAMILY BATHROOM - Fitted with a three-piece suite comprising of wash hand basin, chrome mixer taps, bath with shower over, glass shower screen, Mira Sprint electric shower, radiator, ceiling light, wall and floor tiles and uPVC double glazed window to rear elevation.

This property is situated on the corner of Field Avenue and Piper Close, Shepshed. Perfectly located for the local BMX track, playpark and woodland walks. This property is on a corner plot which allows for a larger garden. It is mainly lawn with decorative path leading to two decking areas, bushes and shrub borders and patio area ideal for those summer BBQ.

The front of the property is mainly lawn with pathway to front door and access to the rear garden can be obtained from wooden gate.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency up to date.
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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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Telephone: 01509 270 010



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