



## COBBLERS COTTAGE

26A, CHURCH STREET, SHEPSHED, LE12 9RH

\*\*\*A MOST ATTRACTIVE TWO BEDROOM CHARACTER COTTAGE IN THE HEART OF SHEPSHED AND INCLUDES A NEARBY GARAGE AND PARKING SPACE\*\*\* We are indeed delighted to offer this charming TWO BEDROOM mid terraced cottage of brick and tiled construction which provides tastefully refurbished and extremely well presented accommodation with gas fired central heating and occupies an already established position within the Conservation Area of this popular village. VIEWING HIGHLY RECOMMENDED.

The property includes a number of period features with beamed ceilings throughout and in brief the accommodation may be described as: Lounge 12'6" x 11'0" having exposed brick fireplace and log burner and Dining Kitchen 15'0" x 11'0" with integrated appliances and hardwood worktops. Landing, two Bedrooms and Bathroom with white suite. Attractive courtyard setting with low maintenance forecourt garden.

PRICE £195,000

Call 01509 235534 for further information

ANDREW GRANGER & CO

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## LOCATION

Church Street is ideally placed in the centre of this conveniently placed and much favoured village some four miles outside Loughborough and provides wide ranging day to day amenities including Parish Church, local shops with Cooperative, Tesco and Asda food stores, all grades of schooling and a number of traditional pubs and take away outlets.

There is easy access to surrounding open countryside and excellent commuter routes to Loughborough, Leicester and Ashby de la Zouch with further road links to the M1 Motorway at Junctions 22 & 23, the A42/M42, the A50 and East Midlands Airport at Castle Donington.

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE 12'6" x 11'0" (3.83m x 3.37m)

Beamed ceiling, exposed brick fireplace with inset log burner, staircase to the first floor, window to the front elevation, radiator.



#### DINING KITCHEN 15'0" x 11'0" (4.58m x 3.37m)

Inset single drainer sink unit with mixer tap, painted base cupboards incorporating drawer compartments with hardwood work tops and tiled splashbacks, Neff integrated oven and four ring gas hob unit, Worcester combination gas fired boiler serving the hot water and heating systems, integrated dish washer, plumbing for an automatic washing machine, space for fridge/freezer, beamed ceiling, tiled floor, windows to the front and rear elevations, double radiator and stable door to the rear elevation.



### FIRST FLOOR

#### LANDING

Beamed ceiling, built in storage cupboard, window to the rear elevation, wall mounted electric radiator.

#### BEDROOM ONE 13'3" x 7'9" extends to 10'6" (4.05m x 2.37m extends to 3.22m)

Exposed wall and ceiling beams, wardrobe unit with hanging space and shelving, window to the front elevation, radiator.

#### BEDROOM TWO 10'0" x 7'9" (3.05m x 2.37m)

Exposed ceiling beams, access trap to the roof space, window to the front elevation, radiator.

#### BATHROOM

Three piece suite in white comprising bath with shower attachment and splashguard, pedestal wash hand basin and low level W.C, complimentary wall tiling, exposed beams, window to the front elevation, floor tiles, chrome ladder style towel rail.



#### OUTSIDE

The property occupies a delightful courtyard setting with an easy to manage front garden having gravelled area and a number of mature shrubs.

Small storage area to the rear of the cottage accessed from the stable door in the kitchen.

#### EPC

EPC Rating: 'D'



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## COUNCIL TAX BANDING

Council Tax Band: 'B'

## PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advise and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

## MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

## MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

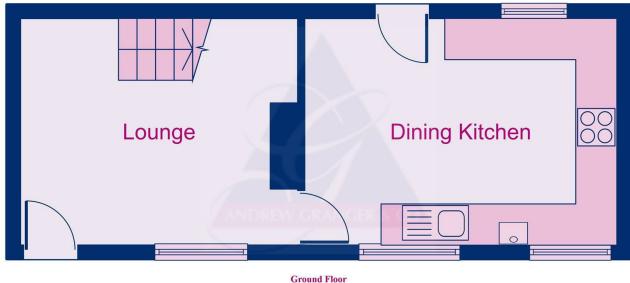
## SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 2429933.



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## LOCATION



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