



HOPKINS & DAINTY
ESTATE AGENTS

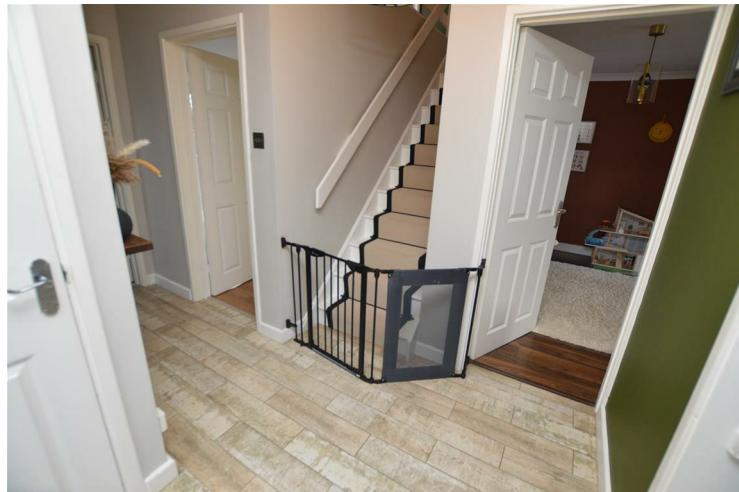


Conway Drive, Loughborough, LE12 9PP

£250,000

****OPEN 7 DAYS**** HOPKINS & DAINTY are delighted to offer for sale this THREE DOUBLE BEDROOM semi detached house located in a popular residential area withing Shepshed. Offering very spacious accommodation, the gas centrally heated and double glazed property has to offer: Entrance hall, downstairs W.C., downstairs bathroom, TWO RECEPTION ROOMS, and a kitchen. To the first floor there are three double bedrooms and a useful W.C. Outside there is generous off road parking to the front, a covered side driveway plus a separate garage and rear garden which has been designed with low maintenance in mind. Ready to move into with viewing very highly recommended. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



With stairs off to the first floor, built in storage cupboard.

Downstairs W.C



With W.C., window to the side.

Downstairs Bathroom



Fitted with a 'P' shaped bath with shower attachment, vanity unit with inset wash hand basin, tiled walls, window to the side, heated towel rail, tiled flooring.

Reception room One 12'5" x 10'11" (3.80 x 3.33)



With radiator, double opening French doors to the rear.

Reception room Two 19'2" max x 16'0" (5.85 max x 4.90)



With coving to the ceiling, radiator, window to the front, understairs storage cupboard.

Kitchen 12'3" x 7'10" (3.75 x 2.41)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset sink unit and drainer, fitted electric oven and hob with extractor

over, integrated fridge/freezer, appliance space for washing machine and dishwasher, window to the front and side, radiator.

The first floor



Bedroom One 14'1" x 7'9" (4.30 x 2.38)



With window to the rear, radiator.

Bedroom Two 10'11" x 10'9" (3.34 x 3.30)



With window to the front, radiator, cupboard housing the central heating boiler.

Bedroom Three 14'2" x 8'0" (4.33 x 2.44)



With window to the front, radiator.

Upstairs W.C



Fitted with W.C., pedestal wash hand basin with tiled splashback, window to the rear, radiator.

Outside



The property has a generous frontage providing off road parking for several vehicles. Gated side access leads to the covered side driveway, leading to the single detached

garage and rear garden which has been designed with low maintenance in mind having timber decking and artificial lawn.

Draft Sales Details

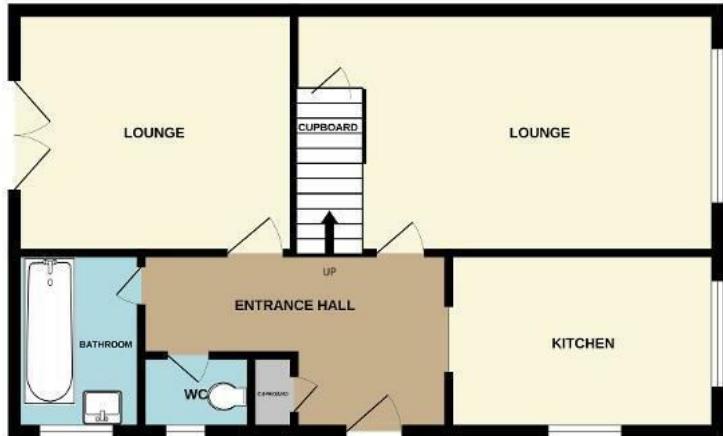
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

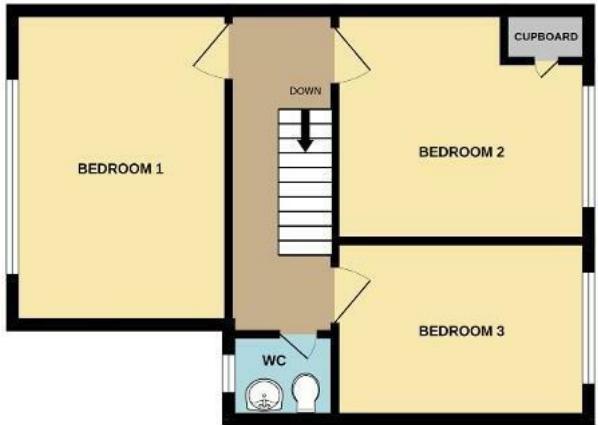
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

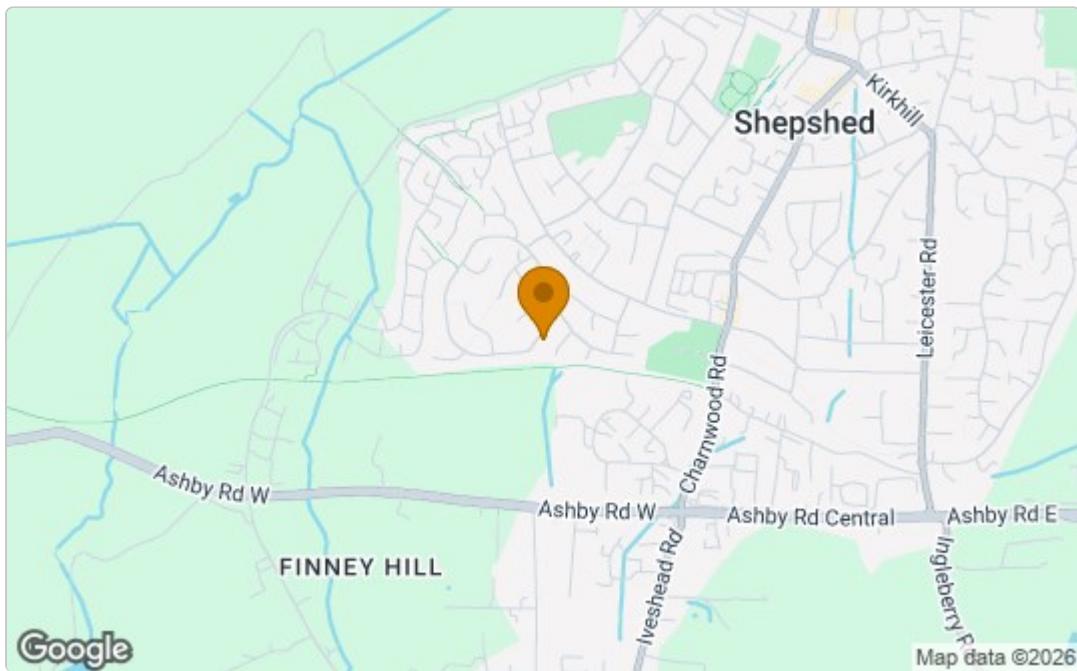
GROUND FLOOR



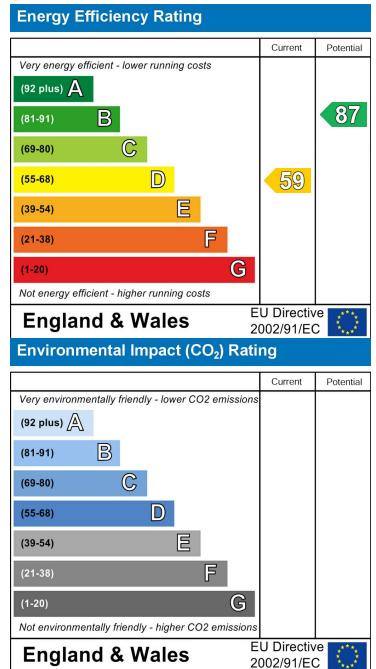
1ST FLOOR



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.