



8 Domont Close, Shepshed, Leicestershire, LE12 9JL

£179,500

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Property at a glance

- No Upward Chain
- Conservatory/Breakfast Room
- Cul-De-Sac
- Council Tax Band*: B
- Two bedrooms
- Open Plan Kitchen/Diner
- Private Rear Garden
- Price: £179,500

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This TWO BEDROOM MODERN TOWN HOUSE comes to the market offering an CUL DE SAC LOCATION within the popular commuter town of Shepshed. In brief the property enjoys an entrance porch, lounge, open plan kitchen/diner with further conservatory/breakfast room to rear. Stairs rising to the first floor landing gives way to two bedrooms and bathroom and externally, the property enjoys a low maintenance rear garden with a lawned frontage. There are two allocated parking spaces, to the front of the property Early viewing come highly advised. EPC RATING D.

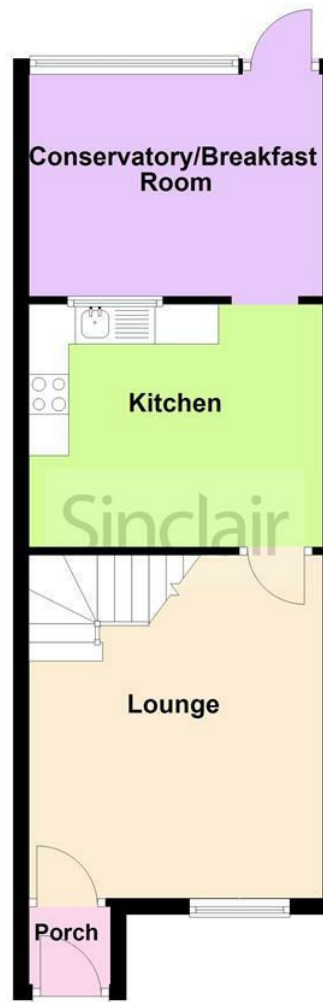
Location**

Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; Oxley, St Botolph's, Newcroft and St Winefride's. Secondary school; Iveshead School and there are a number of sports teams including Shepshed Dynamo FC, Shepshed RFC and two cricket clubs. It is a well serviced town with an ASDA, Tesco Express, a number of local stores, restaurants/pubs and takeaways. Shepshed has excellent transport links located adjacent to junction 23 of the M1. Nearest Airport: East Midlands (7.4 miles). Nearest Train Station: Loughborough (5.5 miles). Nearest Town/City: Loughborough (5.3 miles).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Entered through a composite front door with inset double glazed panel having tile effect vinyl flooring and giving way to the lounge.

Lounge

12'1" x 14'2" (3.68m x 4.32m)

Enjoying timber framed double glazed lead line window to front, coving and stairs rising to the first floor.

Kitchen/Diner

12'1" x 10'0" (3.68m x 3.05m)

Inclusive of the range of wall and base units with rolled edge work surfaces, freestanding electric cooker, sink and drainer unit, space and plumbing for appliances, ceramic tiled flooring, timber framed double glazed lead lined window to rear, tiling to splash prone areas and opening into the conservatory/breakfast room.

Conservatory/Breakfast Room

11'1" x 9'1" (3.38m x 2.77m)

Enjoying uPVC double glazed window to rear with uPVC framed rear door, wall lighting, water point and having continued ceramic tiled flooring from the kitchen/diner.

FIRST FLOOR

Landing

First floor landing gives way to two good sized bedrooms and bathroom which in turn offers a loft hatch.

Bedroom One

12'1" x 10'5" (3.68m x 3.18m)

Enjoying two timber framed double glazed lead lined windows to front with access to over stairs storage.

Bedroom Two

6'9" x 10'3" (2.06m x 3.12m)

Having uPVC double glazed window to rear.

Bathroom

4'9" x 7'0" (1.45m x 2.13m)

This three piece suite comprises a low level wc, pedestal wash hand basin, panelled bath with thermostatic mixer shower over, tiling to splash prone areas, timber effect vinyl flooring, extractor fan and opaque uPVC double glazed window to rear.

OUTSIDE

Rear Garden

Having a block paved walkway meanders to the rear of the garden surrounded by areas of stone shingling and paving offering seating areas, rear gated access and comprising timber shed.

Front

A paved walkway accessing the front door sits adjacent to an area of lawn with privet hedging.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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