

Alexanders



Highfields Close
Shepshed



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Shepshed

- A super semi-detached family home
- Lovely south-facing rear gardens
- Located on a no through road
- Three good sized bedrooms
- Private drive and a detached garage
- Two reception rooms and a conservatory
- Well-maintained and in good order throughout
- Easy access to the M1 motorway
- EPC Rating C

General Description

Alexanders offer to the market this generous and mature three bedroom semi-detached home with south-facing rear gardens positioned in a residential close in the Charwood market town of Shepshed. The property has been well-maintained by the current owner and is presented in good order throughout. There are a full range of excellent amenities in the town and nearby Loughborough and the M1 motorway network are nearby.

The property offers 1,000 sq ft of living space laid across two floors briefly comprising; Entrance hall, fully fitted kitchen, sitting room, dining room and a lovely conservatory. There is also a downstairs w.c. Upstairs are three good sized bedrooms (two with built in wardrobes) and a refitted four-piece family bathroom with separate shower.

The property is set back from the no through road with mature front gardens and a private drive to the side. To the rear is a detached garage and there are lawned rear gardens with a south-facing aspect.

Viewing strictly by appointment only via sole selling agent, Alexanders of Shepshed (01509) 642196.



Accommodation

Entrance Hall

Kitchen

11' x 7'9 (3.35m x 2.36m)

Sitting Room

14'1 x 10'10 (4.29m x 3.30m)

Dining Room

13'5 x 9'3 (4.09m x 2.82m)

Conservatory

8'6 x 7'6 (2.59m x 2.29m)

WC

First Floor

Bedroom One

14'5 x 9'10 (4.39m x 3.00m)

Bedroom Two

11'1 x 10'5 (3.38m x 3.18m)

Bedroom Three

9'10 x 6'9 (3.00m x 2.06m)

Bathroom

8'3 x 6'5 (2.51m x 1.96m)

Tenure

Freehold.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151), Council Tax Band C.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.





GROUND FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 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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Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

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General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.