



Smiths  
your property experts

# Charnwood Road

Shepshed

- Immaculate three-storey modern townhouse
- Floor area measuring approximately 988 square feet
- Beautifully presented and lovingly maintained interiors
- Fully fitted kitchen/breakfast room
- First-floor sitting room with a Juliet balcony
- Two bedrooms and two bathrooms
- Lovely, landscaped gardens with a private aspect
- Designated parking space, as well as visitor parking

## General Description

Smiths Property Experts offer to the market this immaculate and modern townhouse, which has been owned by the current owner since new in 2013. This beautifully maintained property provides approximately 988 square feet of living space at a very affordable cost. The property has gas central heating and uPVC double glazing throughout. There is a designated parking space, as well as an additional visitor parking space.

## The Location

Shepshed is a market town with a variety of local amenities and has convenient access to nearby Loughborough. The property is situated just one mile from Junction 23 of the M1 motorway, which provides easy access to Leicester, Nottingham, and Derby. Additionally, East Midlands Airport is located in close proximity.





## The Property

Internally, this property boasts a generously sized entrance hall, featuring a centrally located staircase that leads to the first floor, creating a feeling of spaciousness. Downstairs, you'll find a WC, a fully fitted kitchen/breakfast room, and a dining room with direct garden access via French doors leading onto the patio and gardens. On the first floor, you'll find a sitting room with a Juliet balcony that offers lovely views across the church on Garendon Road. Additionally, there is a study area and a modern family bathroom. The second floor boasts two impressive double bedrooms. The main bedroom also benefits from en-suite facilities.

## The Outside

The property is set back from Charnwood Road in the heart of Shepshed behind wrought iron railings, low-maintenance front gardens, and a porch leading to the front door. Outside and to the rear are lovely landscaped secure gardens with a private aspect. There is a seating terrace to the immediate rear of the property, a pathway to the back gate, and an artificial lawn with planted borders. There is a designated parking space, as well as an additional visitor parking space.





## Property Information

EPC Rating: C.

Tenure: Freehold.

Maintenance circa £600 per annum.

Council Tax Band: C.

Local Authority: Charnwood Borough Council .

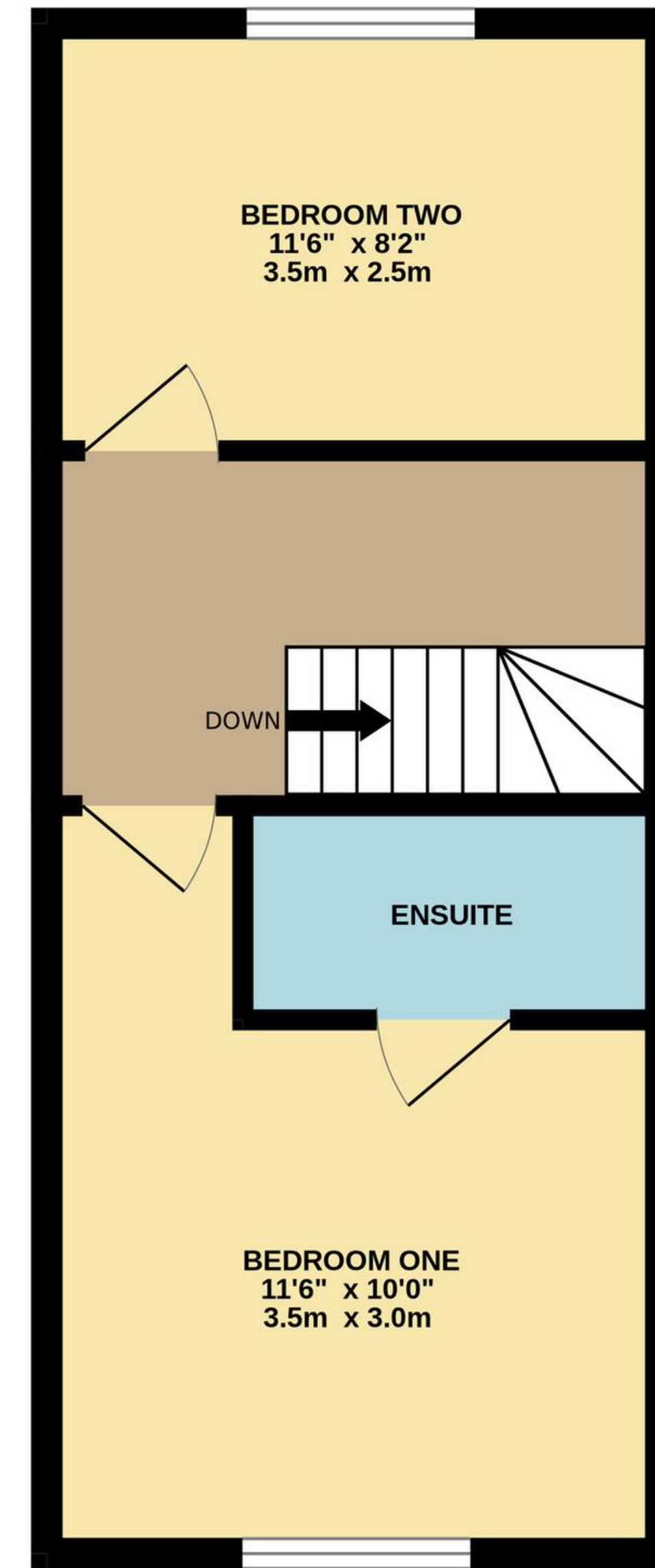
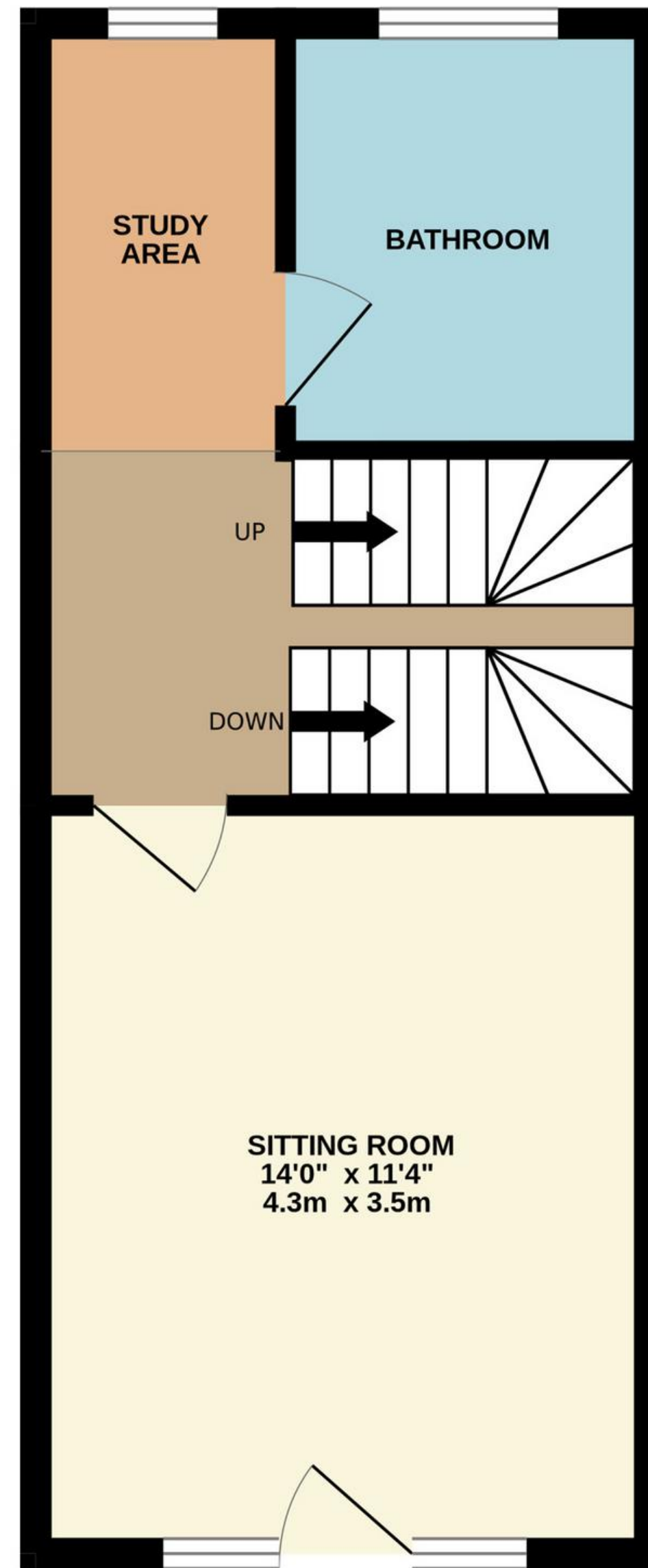
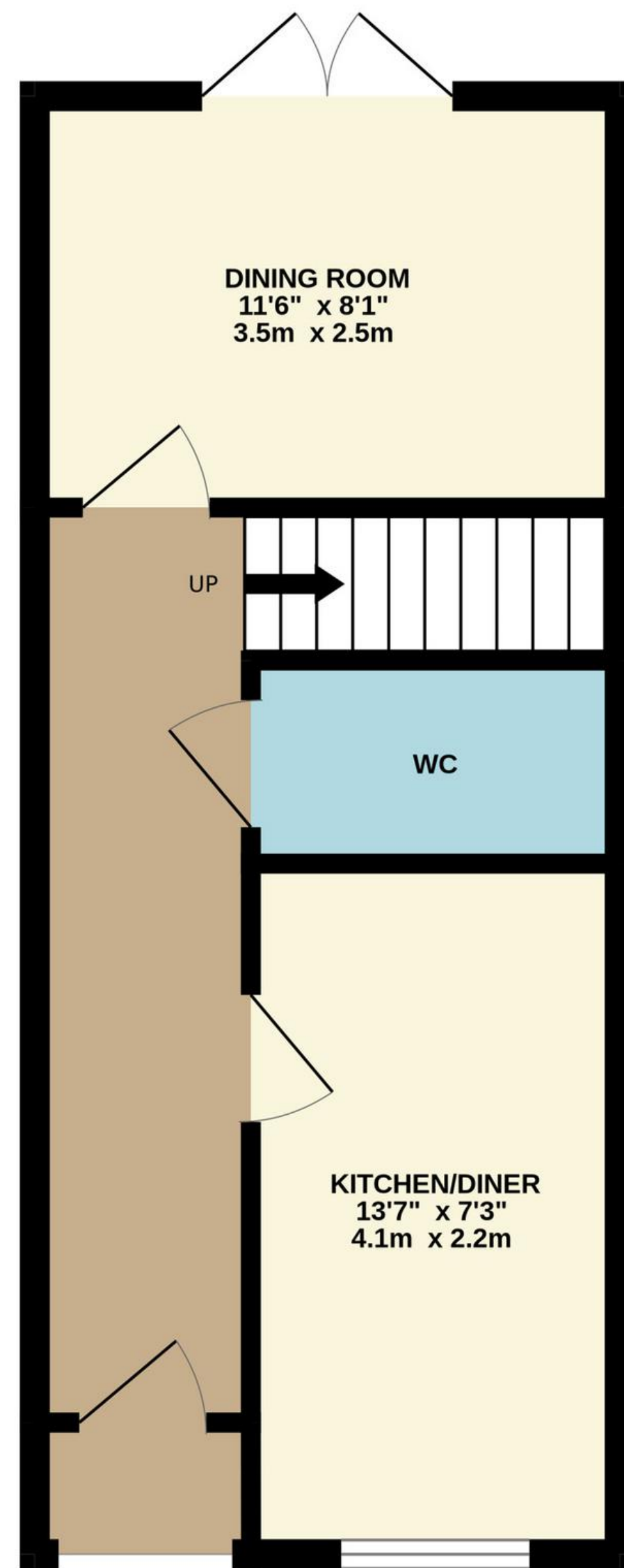
## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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