



**Conway Drive, Shepshed**

**welcome to**

## **Conway Drive, Shepshed**

**\*\*FOR SALE\*\*** three-bedroom property located within the local village of Shepshed. The property benefits from upvc double glazing and gas central heating and has a lounge, kitchen diner, three well-proportioned bedrooms and family bathroom.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the entrance hallway leading to the lounge, with a radiator and stairs rising to the first floor.

### **Lounge**

13' 1" x 13' 1" ( 3.99m x 3.99m )

The lounge has carpeted flooring, a upvc bay window to the front elevation, a radiator and a door leading to the kitchen diner.

### **Kitchen Diner**

16' 5" x 11' 2" ( 5.00m x 3.40m )

The kitchen diner has vinyl flooring, a range of base and wall mounted units with roll edge work surfaces, stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for a fridge freezer, wall mounted boiler, upvc double glazed windows to the rear elevation and a upvc double glazed door leading to the rear garden.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors leading to all first-floor rooms.

### **Bedroom One**

12' 6" x 8' 2" ( 3.81m x 2.49m )

Bedroom one has carpeted flooring, storage cupboard, a radiator and a upvc double glazed window to the front elevation.

### **Bedroom Two**

11' 10" x 8' 10" ( 3.61m x 2.69m )

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

### **Bedroom Three**

8' 10" x 7' 5" ( 2.69m x 2.26m )

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

### **Bathroom**

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, low level wc and pedestal hand wash basin, vinyl flooring, tiled walls and upvc double glazed windows to the rear elevation.

### **Outside**

To the front of the property there is a small, hedged garden leading to the front door and a driveway leading to the double garage. To the rear of the property there is a large lawned garden with trees and shrubbery that is fenced to all boundaries and a patio seating area.





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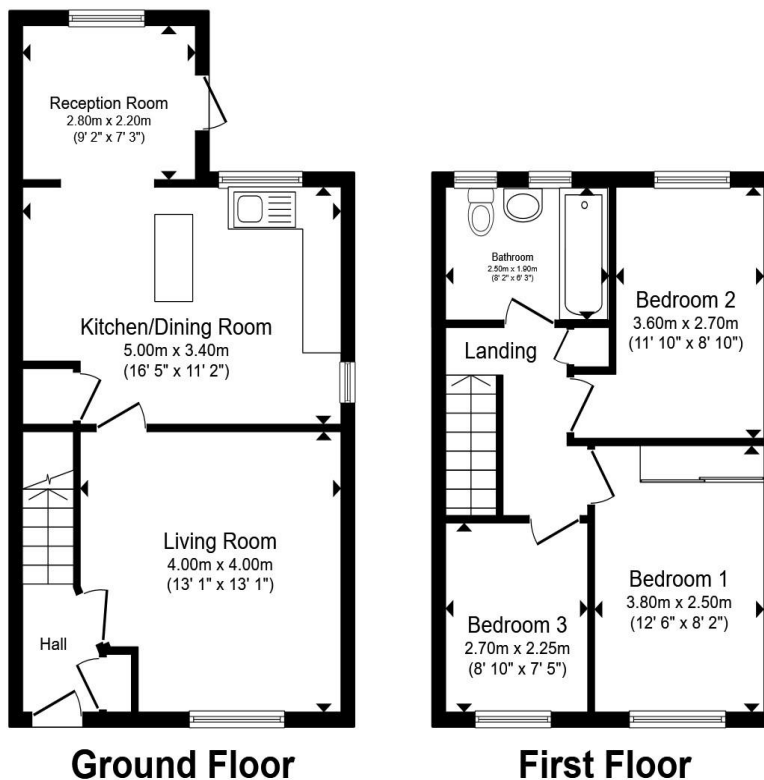
## Conway Drive, Shepshed

- Semi Detached Property
- Three Well-Proportioned Bedrooms
- Well Maintained Throughout
- UPVC Double Glazing and Gas Central Heating
- Open Plan Kitchen Diner

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £230,000



Total floor area 80.8 m<sup>2</sup> (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LBH115855 - 0002

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