



Smiths  
your property experts



# Charnwood Road

Shepshed

- Beautifully updated bay-fronted Victorian terraced home
- Excellent general condition and ready to move into
- Two reception rooms and a refitted kitchen/breakfast room
- Two double bedrooms and a generous modern shower room
- Low-maintenance front garden and lawned rear gardens
- Generous parking available on Charnwood Road
- Gas central heating and uPVC double glazing

## General Description

Smiths Property Experts offer to the market this beautifully updated bay-fronted Victorian terraced home set on the mature Charnwood Road in the market town of Shepshed. The location offers easy access to the town centre, open countryside, and the M1 motorway junction, as well as plentiful parking on Charnwood Road. The current owner has lovingly updated the property and it is now in excellent general condition and ready to move into.

## 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

The property has a newly fitted kitchen and bathroom, along with original features such as stripped doors. The living space measures approximately 833 square feet and includes uPVC double glazing and gas central heating throughout. There is a bay-fronted reception room, a sitting room, a refitted kitchen/breakfast room, two double bedrooms, and a generous modern shower room.

## The Outside

The property is set back behind a low maintenance front garden, and to the rear are landscaped lawned gardens with replaced good quality fencing and a seating area.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: A.

Local Authority: Charnwood Borough Council.







### Important Information

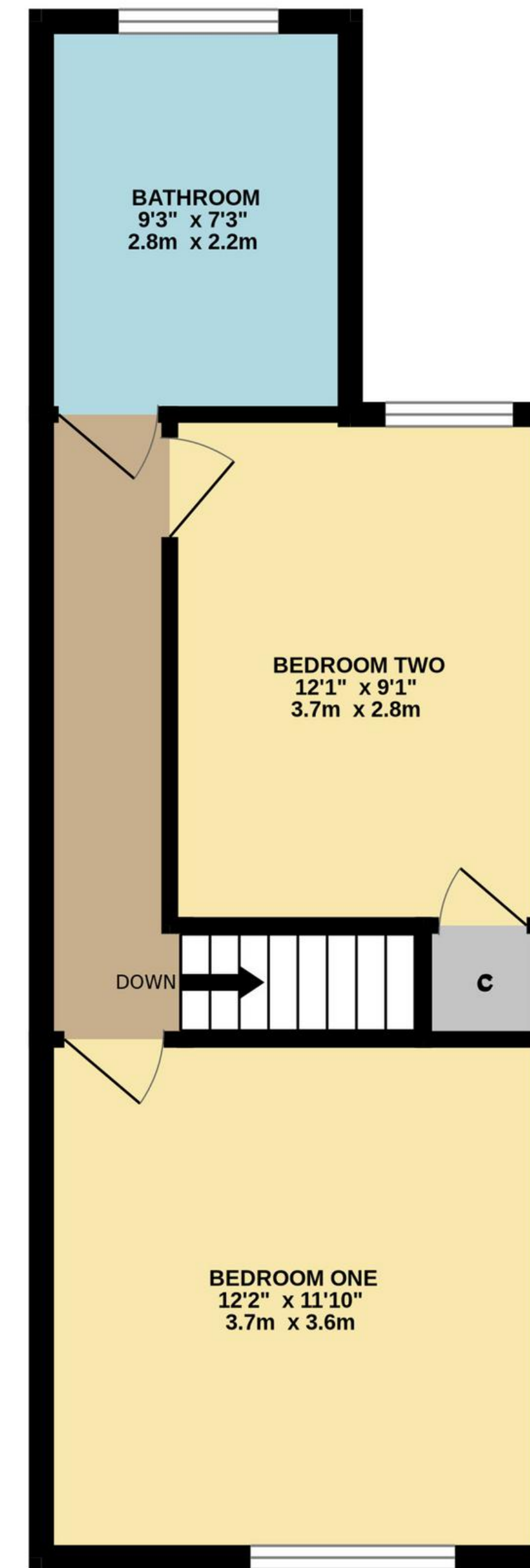
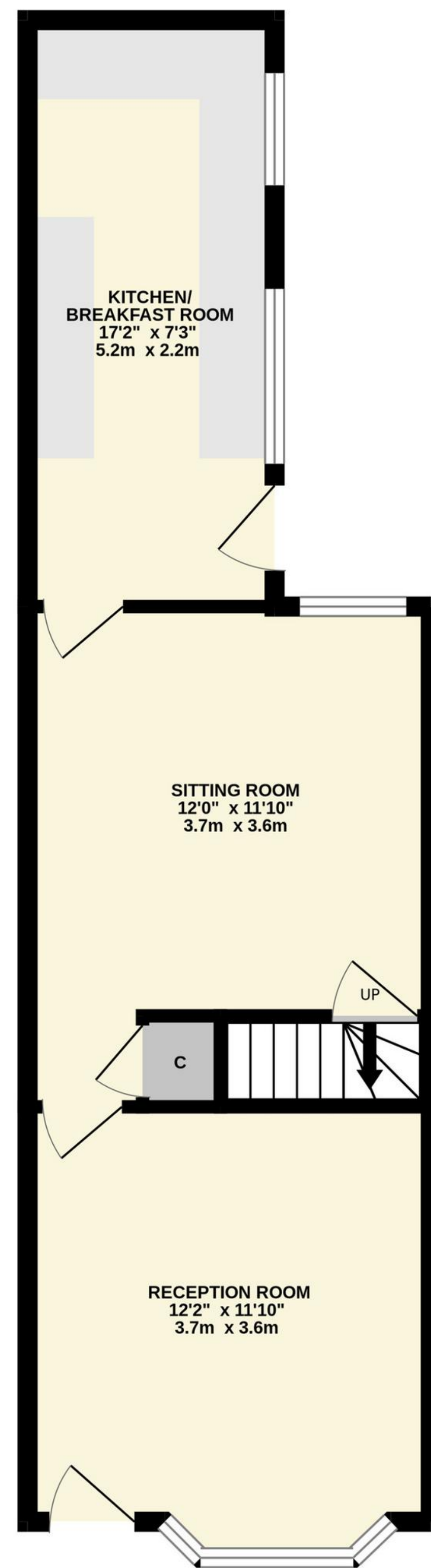
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### Smiths Property Experts

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 : 833 sq.ft. (77.3 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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