



## 36 Abbey Close

Shepshed, Loughborough, LE12 9EH

**£280,000** (Freehold)

**L** | LEADERS

## The property



An impressive and well-appointed four bedroom detached family house with two ensuite shower rooms. The property occupies around 108 square meters to include an entrance hall, cloaks/WC, lounge and separate dining room, fitted breakfast kitchen with integrated appliances, utility room and separate study. Four well-proportioned bedrooms and family bathroom. Driveway and tandem garage. Situated on a private driveway. Private gardens- offered with a completed onward chain. Priority viewing available with our Leaders Estate Agents at your earliest convenience- call 01509610032.

Entrance hall; Via double glazed front entrance door, radiator, stairs to first floor, doors to; laminate timber effect flooring .Door to;

Family kitchen; 3.71m X 2.36m. Comprising a comprehensive range of wall and base units with rolled edge work surfaces, inset sink with mixer tap and tiled surround. Inset hob, integral oven with extractor hood over. laminate timber effect flooring, radiator.

Utility; laminate timber effect flooring Comprising a comprehensive range of wall and base units with rolled edge work surfaces, inset sink with mixer tap and tiled surround.

Cloaks/WC; Comprising close coupled WC, wash hand basin.

Dining room : 3.44m X 2.62m. Having double glazed window to rear elevation, radiator.

Lounge; 5.65m X 3.15m. Having patio door outside , radiator.





Study ; 2.45m X 2.22m. Having double glazed window to front elevation, radiator.

Landing; With balustrade surround, double glazed window, access to roof space, doors to;

Master Bedroom; 3.35 X 2.64 double glazed window to rear elevation, radiator, built in wardrobe.

Master Ensuite; Comprising walk in shower enclosure, wash hand basin, close coupled WC, tiled surround

Bedroom; 3.15m X 4.53m. Having double glazed window to front elevation, radiator, built in wardrobe.

Ensuite; Comprising walk in shower enclosure, wash hand basin, close coupled WC, tiled surround.

Bedroom; 2.97m X 2.43m. Having double glazed window to front elevation, radiator.

Bedroom 2.59m X 2.48m. Having double glazed window to rear elevation, radiator.

Family Bathroom; Comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC, tiled surround. Double glazed window to side elevation, radiator.

Rear garden is laid to lawn with plants, shrubs and trees. Garage; With up and over door, power and lighting. Shared private driveway to driveway and car standing.





## Summary

- 
- EPC rating: C

Location





Need to talk to a  
Mortgage Adviser?  
Call 0333 455 3565



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