



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Crowson Close, Leicestershire, LE12 9FD

£234,950

14 Crowson Close, Shepshed, Leicestershire, LE12 9FD

A well-presented three bedroom semi-detached home offering practical and well-proportioned living accommodation, ideal for families, first-time buyers or investors.

The property briefly comprises an entrance hallway leading to a kitchen positioned at the front of the property, while to the rear there is a spacious lounge overlooking the garden, providing a comfortable living and entertaining space. The home also benefits from a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms served by a family bathroom with shower over the bath.

Externally, the property benefits from a driveway to the side providing off-road parking for up to two vehicles, along with outdoor space to the rear.

Situated within a popular residential location with access to local amenities, schools and transport links, this property presents an excellent opportunity for a range of buyers.



Tenure

Freehold

this agent's employment has the authority to make or give any representation or warranty in respect of the

Council Tax Band

Charnwood Borough Council

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Council Tax Band : C

Saturday 10am - 3:30pm.

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or

Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence.

This evidence will be required prior to solicitors being instructed.

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







Floor 0



Floor 1



Approximate total area⁽¹⁾
744 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area⁽¹⁾
402 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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