



**Auction**

### 3 bed semi-detached house to buy in LE12

Blackbrook Close, Shepshed,  
Loughborough, Leicestershire, LE12 9LD

**£175,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Kitchen/Diner
- ✓ Driveway
- ✓ An Exciting Opportunity to Complete a Modernisation Project To Your Own Taste
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Pattinson Auction are pleased to introduce to the market this three bedroom semi detached house in Shepshed. The accommodation briefly comprises of an entrance hall, lounge and kitchen diner to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property also benefits from having a driveway, private spacious rear garden with potential to extend (subject to planning) and is being sold with no upward chain. Call now to view!

### Entrance

uPVC door to the side elevation, radiator, storage cupboard and access to the first floor accommodation

### Lounge

10' 1" x 16' 0" (3.07m x 4.88m)

uPVC window to the front elevation, radiator and log burner with feature fireplace surround.

### Kitchen/Diner

12' 0" x 16' 1" (3.66m x 4.90m)

Fitted with a range of wall and base units, sink and drainer unit, plumbing space for a washing machine. Electric fitted oven and hob with extractor fan over. uPVC window to the rear elevation and a radiator

### Conservatory

9' 8" x 11' 4" (2.95m x 3.45m)

uPVC double glazed construction

### First Floor Landing

Over head loft hatch

Bedroom 1

9' 4" x 16' 2" (2.84m x 4.93m)

uPVC window to the front elevation and a radiator

Bedroom 2

7' 11" x 8' 4" (2.41m x 2.54m)

uPVC window to the rear elevation and a radiator

Bedroom 3

7' 11" x 8' 4" (2.41m x 2.54m)

uPVC window to the rear elevation and a radiator

Family Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Fitted panelled bath with shower over, low level WC, hand basin, towel radiator and uPVC window the side elevation

Driveway

Providing off road parking to the front of the property

Garden

The property benefits from a generously sized rear garden, offering ample space for outdoor living and potential for future extension (subject to planning permission)

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £175,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Blackbrook Close, Shepshed, Loughborough, Leicestershire, LE12 9LD

Contact your local branch today for more information on this property:

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