



**Domont Close, Shepshed**

**welcome to**

## **Domont Close, Shepshed**

A two-bedroom mid-terrace home featuring lounge, kitchen diner, enclosed low-maintenance rear garden and two generous bedrooms. An ideal first home or buy-to-let opportunity, offered with no onward chain.

### **Lounge**

Living room offers upvc double glazed window to the front, a radiator, carpeted flooring, stairs rising to the first floor and access to the kitchen diner.

### **Kitchen Diner**

A generously sized kitchen with ample room for a dining table. Fitted wall and base units offer good storage, along with integrated cooking appliances and a stainless- steel sink. Window to the rear and double doors opening into the garden provide excellent natural light. Ideal for family meals and entertaining.

### **Bedroom One**

Bedroom one offers upvc double glazing to the front, carpeted flooring and a radiator.

### **Bedroom Two**

A versatile well-proportioned bedroom with a window overlooking the rear garden, carpeted flooring and a radiator.

### **Bathroom**

A fully tiled family bathroom comprising a bath with electric shower over, pedestal wash basin, and WC.

### **Outside**

Front Exterior - Attractive end-terrace position with a tidy frontage and traditional leaded windows contributing to the home's character. To the rear there is a private enclosed rear garden designed for low maintenance, featuring paved and gravelled sections, mature plants, trellis details and space for outdoor seating. Ideal for relaxing or entertaining outdoors.





***view this property online*** [williamhbrown.co.uk/Property/LBH115732](http://williamhbrown.co.uk/Property/LBH115732)



**welcome to**

## **Domont Close, Shepshed Loughborough**

- Two well-proportioned bedrooms
- Lounge with feature fireplace
- Dining kitchen with garden access
- UPVC Double Glazing
- Gas central heating throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# **£175,000**



**view this property online** [williamhbrown.co.uk/Property/LBH115732](http://williamhbrown.co.uk/Property/LBH115732)



Property Ref:  
LBH115732 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**