


property details **approval form**

33a Griffin Close, Shepshed, Loughborough, Leicestershire, LE12 9QQ

Date: 03 July 2026

Property Ref and Version: LBH115470 - 0003



selling your home with us!

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£120,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1984.

>> **key features**

- > CHAIN FREE
- > First floor apartment
- > Newly fitted carpets
- > Garage En Bloc
- > Excellent opportunity for first-time buyer or investor
- > Immaculately presented
- > Newly Fitted Kitchen
- > Recently Renovated Throughout
- > EPC Rating: C

>> **short description**

Attention all First time buyers/Investors! A first floor two bedroom flat in the popular village of Shepshed comprising kitchen, lounge, bathroom, two bedrooms and communal gardens & parking along with a garage in a separate block. Internal Viewing is recommended!

>> **long description**

William H Brown bring to the market this first floor two bedroom flat in the popular Charnwood village of Shepshed. An excellent opportunity for a first time buyer/investment purchaser as this home benefits from being recently refurbished! It is conveniently located nearby an array of amenities including schooling, pubs, eateries, shops, supermarkets and GP surgeries with access to the A512 and M1. The accommodation comprises communal car parking area, well-maintained gardens, a communal hallway, an entrance hallway to the apartment itself, a lounge diner, a kitchen, two bedrooms, a bathroom and a garage in a separate block.

>> **directions**

Your William H Brown office: 22-23 Swan Street, LOUGHBOROUGH, Leicestershire, LE11 5BL
T 01509 214686 E loughborough@williamhbrown.co.uk

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>> **Agent Note**

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>> **room description**

Communal Entrance

Communal hallway with an intercom. Stairs leading to the flat which is positioned on the first floor.

Hallway

Entrance hallway has laminate flooring, storage cupboard and doors leading to the bathroom, bedrooms kitchen and lounge.

Lounge

10' 8" x 17' 7" (3.25m x 5.36m)

The lounge has newly fitted carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Kitchen

10' x 7' (3.05m x 2.13m)

The newly fitted kitchen offers a range of base and wall mounted units, laminate flooring, electric oven, space and plumbing for a washing machine, space for a fridge freezer.

Bedroom One

14' x 10' 2" (4.27m x 3.10m)

Bedroom one has laminate flooring, a radiator and a upvc double glazed window.

Bedroom Two

10' 5" x 8' 9" (3.17m x 2.67m)

Bedroom two has carpeted flooring, a radiator, wardrobe space and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom comprises of a panel bath, hand wash basin, low flush wc, tiled walls and a double glazed frosted window.

Outside

There are well-maintained gardens, a communal car park and garage within a separate block.

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>> **property images**



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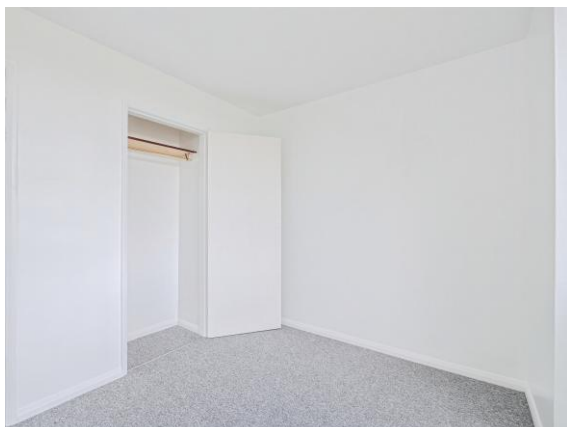
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>> **property images**



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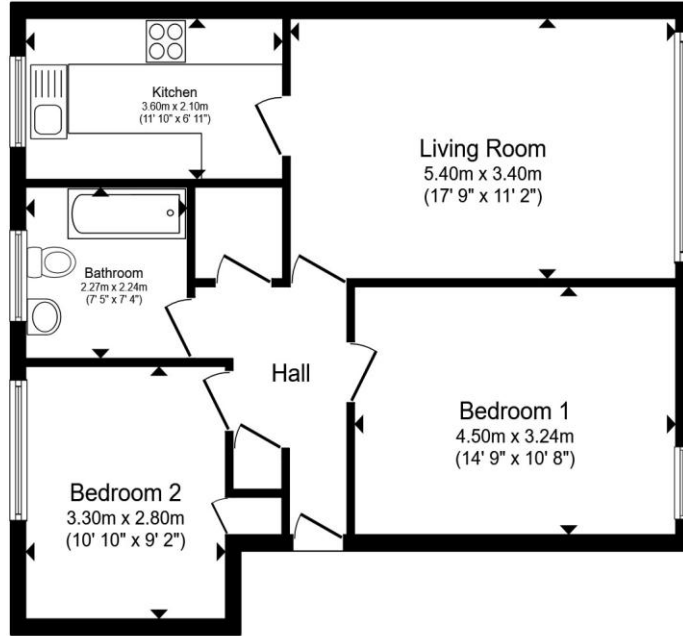
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>> floor plan



Total floor area 64.4 m² (693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Khelan Champaneri		
Mrs L. Dormer		

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