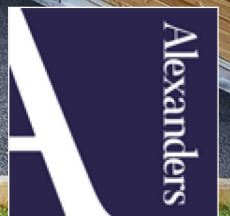


Alexanders



Leicester Road

Shepshed





Leicester Road

Shepshed

- A high-specification new build detached house
- Beautiful open-plan contemporary living space
- Bi-fold doors onto a fabulous raised seating terrace
- Four double bedrooms and two bathrooms
- Sitting room with wood burning stove
- Large, private driveway and integrated garage
- Underfloor heating throughout the ground floor
- Generous lawned rear gardens
- EPC Rating B

General Description

Alexanders of Shepshed offer to market this ultra high specification new build family home occupying generous grounds on Leicester Road in this Charnwood market town. The property has a private drive to the front and lawned gardens to the rear.

The property has been constructed to an exacting standard throughout, boasting features such as wet underfloor heating throughout the ground floor, a wood burning stove and bay window in the sitting room, a beautiful open-plan kitchen and living space with bi-fold doors, and luxurious, modern bathroom suites. There is also Cat-5 cabling through the house, and the loft space has been constructed for the provision of two further bedroom suites should a purchaser wish to add extra value and space in the future.

The floor layout has been thoughtfully planned to incorporate many modern conveniences. The bedrooms are all doubles, and the main bedroom suite provides en-suite facilities. Downstairs the open-plan kitchen and living area has bi-fold doors leading out onto a raised seating terrace enjoying elevated views over the garden; perfect for entertaining. The property also provides an additional reception room, which lends itself to family living. There is a useful utility room and a downstairs w.c.





Accommodation

In total, the floor area extends to 1900 square feet and centres around a spacious hall and first floor landing accessed via a modern oak staircase. Upstairs you will find four large double bedrooms and a beautiful contemporary four-piece family bathroom. The principal bedroom aspects to the rear and provides a generous en-suite bathroom and built-in wardrobes.

Accessed via the hall on the ground floor is a delightful sitting room with feature fireplace and working wood burning stove inset. There is also an oversized integral garage with personnel door and thoughtfully designed utility room area. The main living space is an exceptional open-plan living kitchen incorporating both dining and living areas, and a beautiful shaker style kitchen with island unit. The kitchen is complete with stained timber work surfaces, a ceramic double sink and high-specification integrated appliances. The living kitchen is a truly special space in this lovely, modern family home.

Outside

Outside the property is set behind a rendered wall and has a private driveway with off-road parking for multiple vehicles. There is also a raised border and lawn to the front. To the rear is a large raised terrace with stainless steel and glazed balustrading. Underneath are two large store areas, and there are steps down to a generous lawn with a beautiful dry stone wall to the right-hand side.

Location

The Charnwood market town of Shepshed is well-placed for access to Loughborough, Leicester, Nottingham and Birmingham, and their associated airports. There is easy access to the M1 motorway network. There are an array of amenities in the town to include excellent schooling options, doctors, supermarkets, pubs and an established High Street.

Viewing

Viewing strictly by appointment only via sole selling agent, Alexanders of Shepshed (01509) 642196.

Tenure

Freehold.

Local Authority

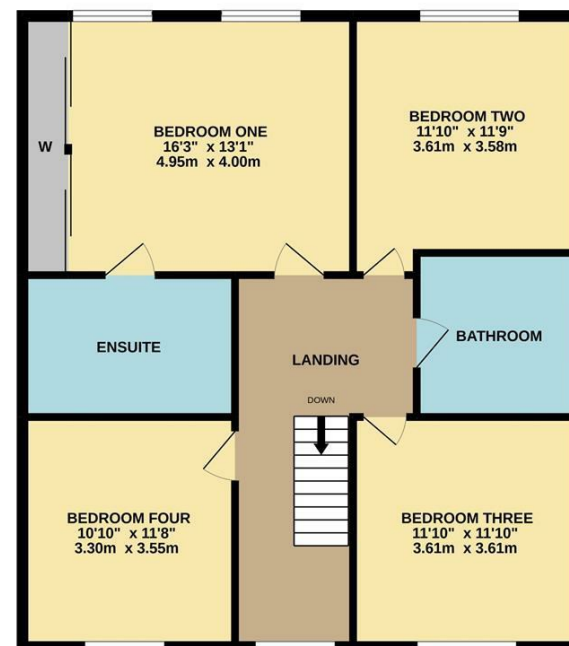
Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band F.

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.







TOTAL FLOOR AREA: 1878 sq.ft. (174.5 sq.m.) approx.

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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Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

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.

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

