

Alexanders



Tickow Lane

Shepshed



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## Shepshed

- A beautifully appointed detached family home
- Circa 3,000 square feet of living space
- Five reception rooms offering versatile living/annexe potential
- Modern breakfast kitchen with integrated appliances
- Five double bedrooms and a family bathroom
- Principal bedroom with a contemporary ensuite
- Plot extends to 1/3 of an acre with landscaped gardens
- Detached double garage, secure gated driveway
- Sought after location
- EPC Rating C / Council Tax Band F / Freehold

### General Description

Alexanders of Ashby-de-la-Zouch are pleased to present to the market the rare opportunity to acquire this detached five-bedroom property situated on a plot circa 1/3 of an acre in this prime, sought-after location within Shepshed.

The property is well set back from the road behind a farmacadam driveway with block paved edging, brick wall and secure electric gates featuring a visual intercom system. There is a spacious driveway with ample off-road parking for a least 8 vehicles.

There is a larger than average detached double garage with electric roller doors and brick-built storage to the side which was built approx 4 years ago, with the added benefit of being cavity walled and insulated. This was built with the potential of easy conversion to provide additional living accommodation if required.

The property is further enhanced by a full CCTV security system.

Originally constructed in 1980 by David Wilson individual homes, the current owners have lovingly refurbished and extended the property to a high specification throughout. Internally, the property now offers circa 3,000 square feet of versatile living accommodation to briefly comprise of porch, entrance hall, main hall, downstairs w/c, sitting room with a feature Baxi fireplace, dining room, family room, study with fitted oak furniture, modern shaker-style kitchen/breakfast room with granite worktops and upstands, integrated dishwasher and microwave, utility room with integrated fridge and plumbing for washing machine/space for tumble dryer and a snug with a shower room, which offers potential for an annexe or is ideal for multi-generational living.

Upstairs, there are five double bedrooms and a four-piece family bathroom. The principal bedroom suite offers shaker style fitted wardrobes and benefits from a contemporary, re-appointed four-piece ensuite with brushed Arabescato Vagli marble tiles, underfloor heating, walk-in shower and free-standing bath.





The front and rear gardens have been completely re-landscaped to create various points of interest being mostly laid to lawn with mature trees and shrubs, spacious seating terrace and two timber sheds. There is also external power and water points to the rear and front of the property.

#### Location

Shepshed is a well serviced market town in the heart of Charnwood in Leicestershire. Easily accessible are Leicester, Nottingham, Derby, Birmingham and East Midlands Airport.

Its newly refurbished market square has a popular local market every Friday and is a short walk from the property.

There is an excellent choice of both state and private schooling in the area and the town boasts a full range of services as does neighbouring Loughborough.

The town centre offers a full range of local amenities and fantastic commuter access to Loughborough, Leicester, Nottingham and Birmingham via the M1/M42 motorway networks. The town is also within a few minutes' drive of the beautiful Charnwood Forest providing an array of country parks and recreational activities abound.

#### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

#### Tenure

Freehold.

#### Services

We are advised that mains gas, electricity, water, and drainage are connected.

#### 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.

#### 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 recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 3028 sq.ft. (281.3 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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**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.  
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.

