



Belton Street

Shepshed



# Belton Street

## Shepshed

- Bespoke period detached cottage
- Spacious kitchen/diner with feature log burner
- Two further reception rooms
- Three bedrooms and two bathrooms
- High quality finish throughout
- Large driveway and detached single garage
- Private landscaped rear gardens
- Close to M1 J23, perfect for commuting
- EPC Rating B / Council Tax Band C / Freehold

### General Description

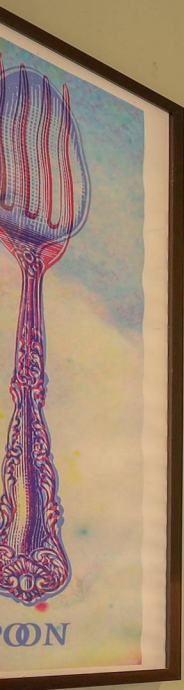
Alexanders of Ashby de la Zouch are delighted to introduce to the market this individual three bedroom detached period cottage occupying a generous plot in the Charnwood market town of Shepshed.

This superb one-off cottage is located a short walking distance from the well-serviced town centre, which is conveniently located in close proximity of the M1 motorway for commuting, East Midlands Airport and neighbouring Loughborough.

The property is set back from the road behind a large driveway, which provides parking for several vehicles and access to the detached single garage with electrically operated roll over door. Beyond the garage is an attractive flagstone paved area with outside lighting, which in turn leads to a second patio area and onto the rear garden. The gardens are laid mostly to lawn, with mature borders to surround maximising its privacy.

The property has 4.8 kilowatt of solar panels and a 5 kilowatt house battery, which runs the electrics for the house.





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## Accommodation

Internally, there is a gross internal area of circa 1140 square feet. The inviting living accommodation is presented to an incredibly high standard, with quality solid oak joinery throughout and flagstone flooring in the bespoke fitted kitchen.

Laid across two floors expect to find; bespoke kitchen incorporating a living and dining area, complete with log burner, and doors out to the rear garden. The living room is generous in size, with exposed beams and feature brick fireplace with log burner, sliding doors out onto the side terrace and door through to the inner hall. The hall gives access to a Study, WC and a useful cloaks cupboard.

Upstairs there are three bedrooms, all with fitted wardrobes, as well as a stylish family bathroom.. The principle bedroom boasts a three piece ensuite shower room.

## Viewings

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

## Tenure

Freehold

## Local Authority

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

## Services

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

## 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 : 1483 sq.ft. (137.7 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

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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.

