

Alexanders



Iris Close
Shepshed



Iris Close

Shepshed

- Modern four-bedroom detached home
- Edge of the estate with views
- Impeccably maintained throughout
- Entrance hall, cloakroom
- Two spacious reception rooms
- Large Kitchen dining room
- Landscaped gardens
- 140.6 square metres - 1512.9 square feet
- EPC B / Council Tax Band E / Freehold

General Description

A delightful modern four bedroomed detached family home, boasts a superb kitchen/dining room set at the edge of this William Davis Homes estate with open views to the front elevation which has been impeccably maintained and upgraded throughout. The property was completed in 2021 and is being sold with the remainder of its NHBC warranty.

Accommodation

Entrance hall, living room, kitchen dining room, study/family room, four bedrooms, main bedroom en-suite, family bathroom. Externally, there is lawn to the front and side, a block-paved driveway, double-skimmed, larger than average single garage, gated side access to the rear gardens, patio and composite decking with steps down to the additional lawned area,

Location

Shepshed is a well serviced market town in the heart of Charnwood in Leicestershire. Easily accessible are Leicester, Nottingham and Derby. 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 state and private schooling in the area and the town boasts a full range of services, as does neighbouring Loughborough.



Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders Ashby 01530413126.

Tenure

Freehold. Maintenance charge - £138.01 every six months.

Services

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

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leicester , LE11 2TU. Council Tax Band E.

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.

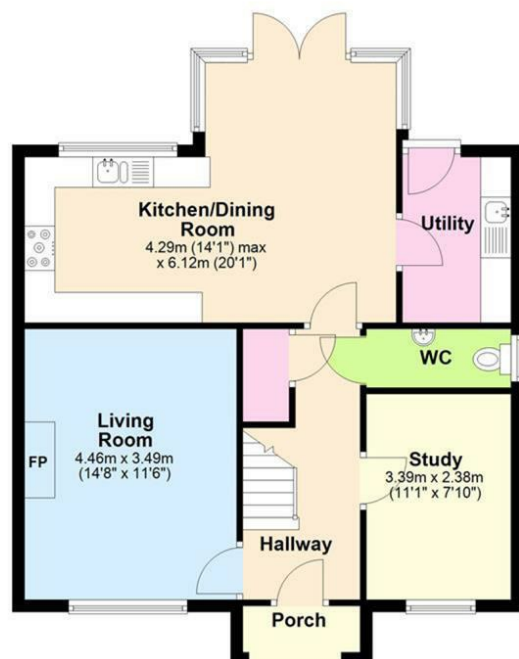
Money Laundering

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. This evidence will be required prior to solicitors being instructed.



Ground Floor

Approx. 82.6 sq. metres (889.0 sq. feet)



First Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



Total area: approx. 140.6 sq. metres (1512.9 sq. feet)



Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

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.