



REZIDE  
GROUP

WAGTAIL ROAD, SHEPSHED,  
OFFERS OVER £325,000





Welcome to Wagtail Road, where luxury meets comfort in this captivating four-bedroom attached family home nestled in the charming town of Shepshed. This on trend home features four double bedrooms, an en-suite shower room, family bathroom, an open-plan kitchen diner, a landscaped garden as well as off road parking for two cars and an integral garage! Call 01509 274474 to arrange your viewing now.





Approaching this remarkable property, you'll be greeted by a grand driveway flanked by lush lawns, an elegant palm-style tree, and a decorative slate border, setting the tone for what lies beyond. As you step inside, prepare to be dazzled by the stunning entrance hall adorned with panelled walls, luxurious wood-effect flooring, and modern radiator covers, inviting you into a world of elegance and style.

The journey begins in the cosy lounge, featuring a captivating TV feature wall, built-in cupboard storage, and a large window offering views of the front garden. Moving further, you'll discover the spacious kitchen diner, boasting tiled-effect flooring, underlit cabinets, and contemporary light doors with chrome handles. Equipped with top-of-the-line











appliances including an integral dishwasher, fridge freezer, oven, gas hob, and washing machine, this culinary haven is sure to delight the chef in your family. With French doors leading to the landscaped garden, the dining area is bathed in natural light, perfect for family gatherings and entertaining guests.

Ascending the staircase, a large landing awaits, leading to four generously sized bedrooms. The master bedroom exudes sophistication with tasteful wall coverings, plush carpeting, and an ensuite shower room featuring modern











fixtures and sleek design. Bedrooms two, three, and four offer ample space, lush carpets, and tasteful decor, ensuring comfort and tranquility for every member of the family. Completing the upper level is a family bathroom, boasting tiled effect flooring and a three-piece suite, ideal for unwinding after a long day.

Stepping outside, you'll discover a beautifully landscaped garden with porcelain tile patio area, lush green lawn, and white rendered raised flowerbeds, providing a serene oasis for outdoor relaxation and entertainment. With access to the integral garage, equipped with lighting and electricity, convenience meets functionality seamlessly.

Adjacent to the property lies a large stretch of grassland, offering picturesque dog walking routes and



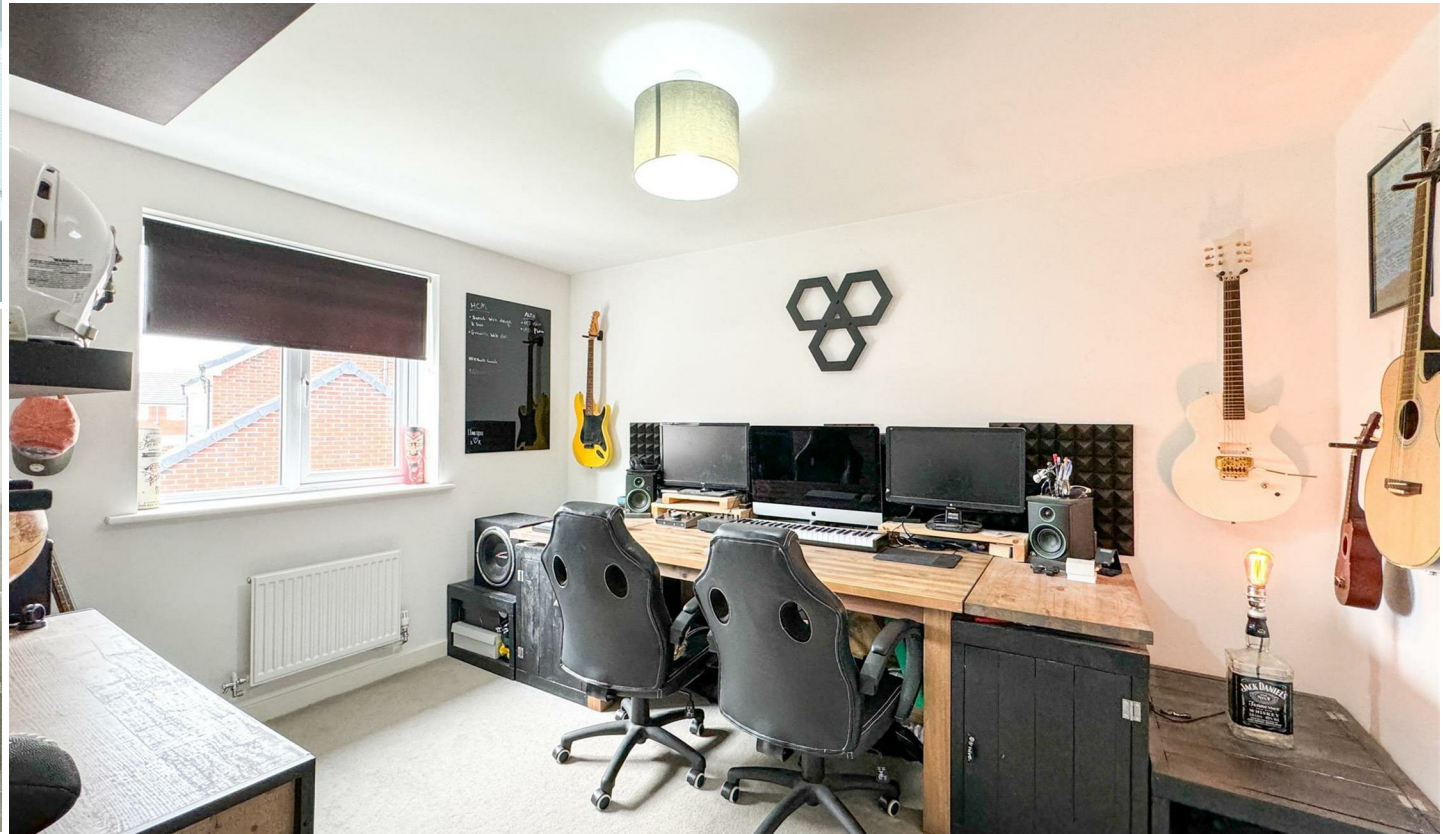






a local park with a basketball court, perfect for family outings and recreation.

Located in the vibrant town of Shepshed, residents will enjoy easy access to an array of local amenities, including shops, convenient stores, and a 24-hour petrol station, along with excellent connectivity to the M1 motorway, making this property an ideal choice for modern family living. Don't miss the opportunity to make this exceptional residence your new home. Schedule your viewing today and prepare to be enchanted by the timeless allure of Wagtail Road.



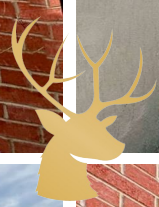










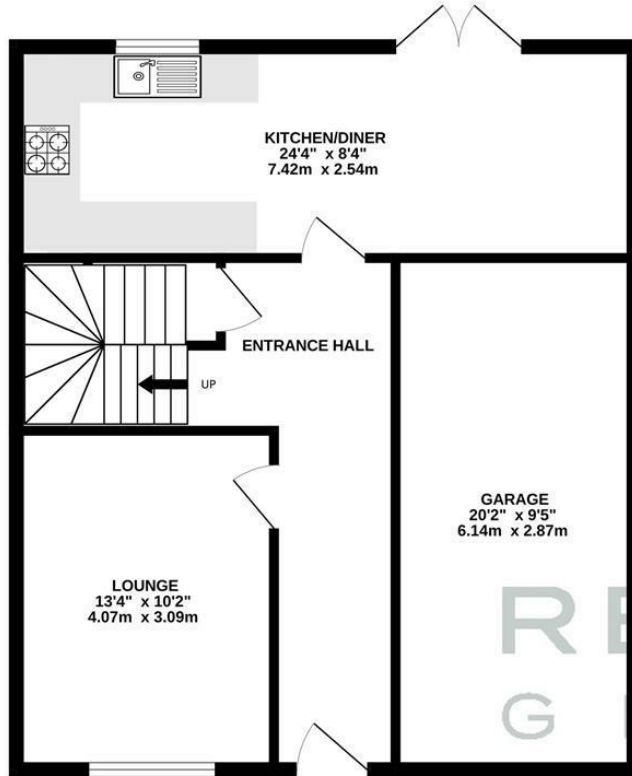




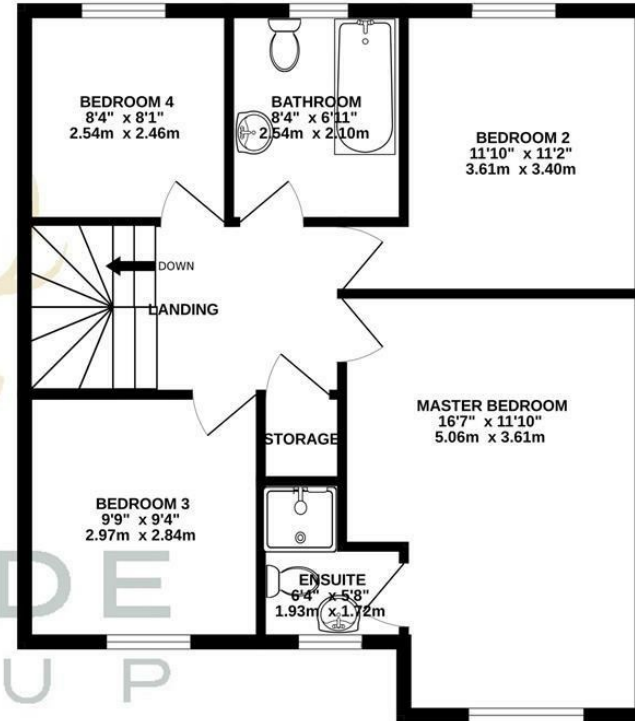




**GROUND FLOOR**  
693 sq.ft. (64.4 sq.m.) approx.



**1ST FLOOR**  
633 sq.ft. (58.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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