



Smiths  
your property experts

# Fairway Road

## Shepshed

- An exceptional 'turnkey' detached home
- Located on the popular Fairway Road
- Generous private driveway and a detached garage
- Contemporary fully fitted kitchen/diner
- Generous sitting room through to a garden room
- Three good-sized bedrooms and a four-piece bathroom
- Excellent plot with manicured rear gardens
- Catchment area for excellent local schools

### General Description

Smiths Property Experts offer to the market this exceptional detached home on an excellent plot on the popular Fairway Road and within the catchment area for excellent local schools.

The property is set back from the road behind a private driveway and landscaped front gardens. The driveway is newly laid, providing off-road parking for several vehicles and access to a detached garage.





## The Property

Internally, you will find living accommodation laid across two floors, presented in 'turnkey' condition. The floor area extends to approximately 1,100 square feet. In brief, the accommodation comprises an entrance hall, a fully fitted kitchen/diner, a generous sitting room, and a garden room with doors opening to the rear and a fully insulated roof. There is also a downstairs WC/utility room.

Upstairs and accessed from the first-floor landing are three good-sized bedrooms, all of which can take a double bed. There is a beautifully refitted four-piece family bathroom. Bedroom two affords large built-in wardrobes.

## The Outside

To the rear of this lovely, detached home are impressive, manicured gardens laid to central lawns with well-stocked mixed borders and flower beds. A large, raised terrace from the garden room is ideal for entertaining. There is direct access to the garage with lighting and power. There is also a summer house and a useful, substantial timber store.





## The Location

The property is situated within the catchment area for excellent local schools. The M1 motorway junction is easily accessible, making the location ideal for commuters, while the towns and cities of Loughborough, Leicester, Nottingham, and Ashby-de-la-Zouch are conveniently reachable. There is an array of amenities, including a doctor's surgery, supermarkets, pubs, and an established High Street. Just three miles away lies the beautiful Charnwood Forest.

## Property Information

EPC Rating: C.

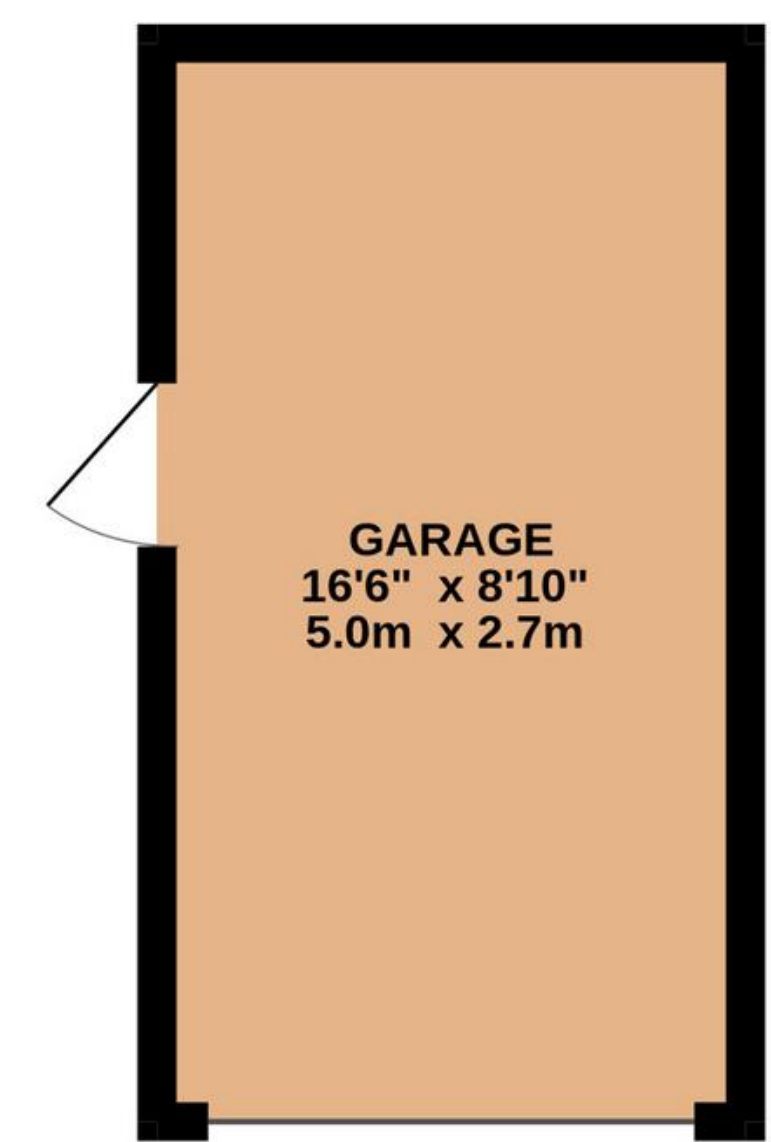
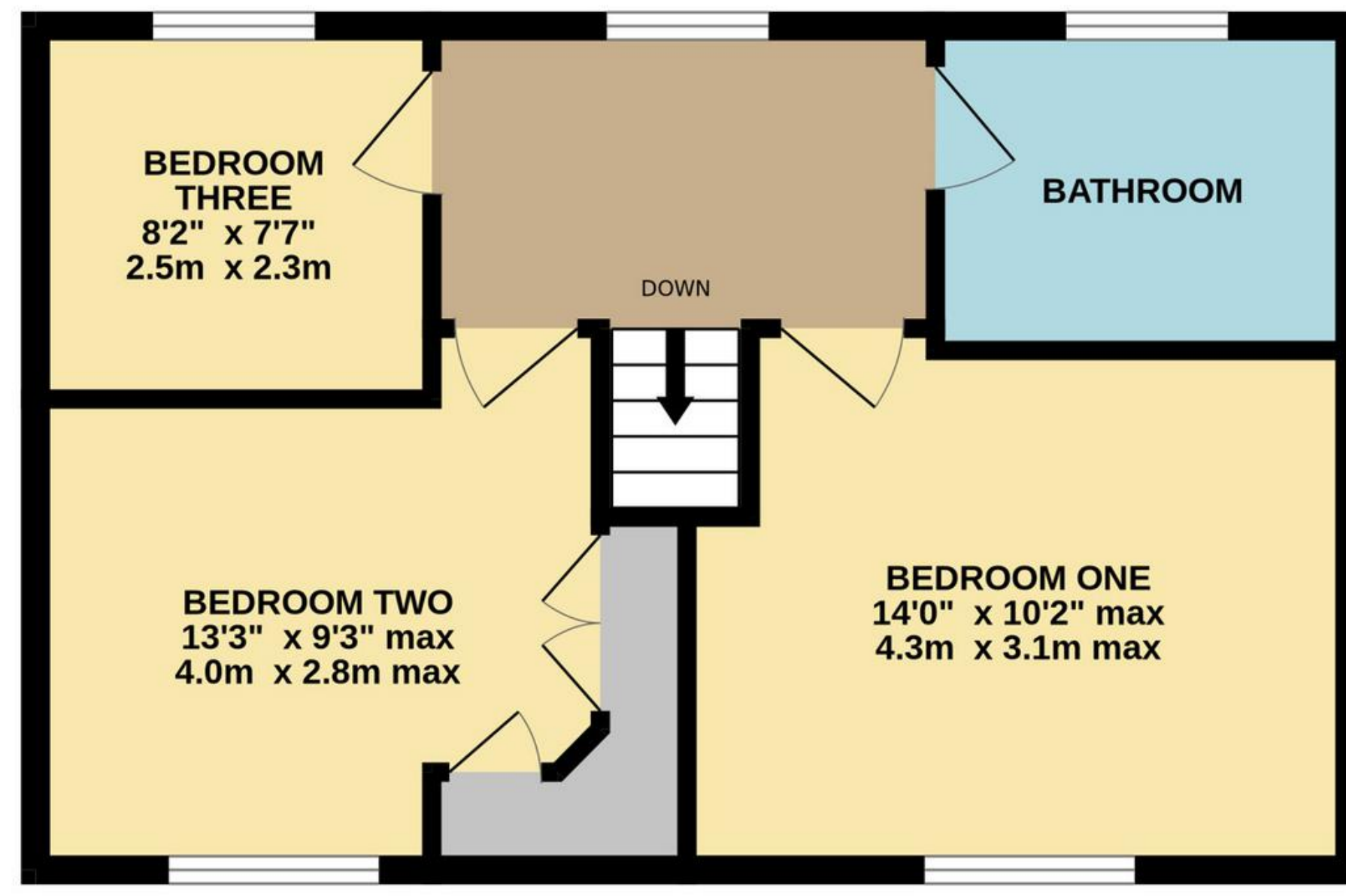
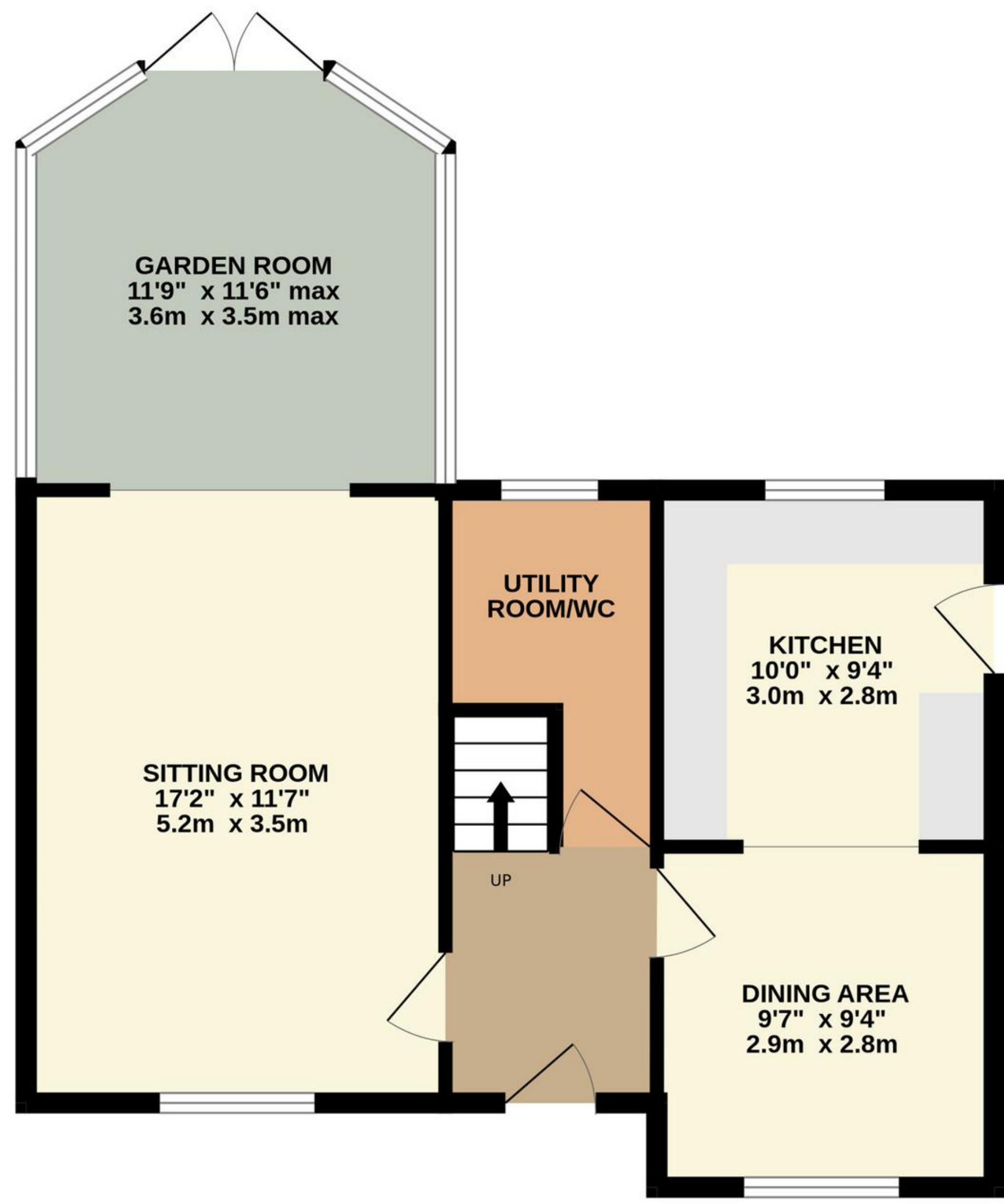
Tenure: Freehold. Council Tax Band: D.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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