



Smiths
your property experts

Richbarn House

Daisy Lane, Shepshed

- Exceptional modern detached family house
- Built by the highly regarded William Davis Homes
- Presented in excellent and truly 'move-in' condition
- Kitchen/breakfast room with a separate utility room
- Two reception rooms with French doors to the garden
- Four good-sized bedrooms and two bathrooms
- Double-width private driveway and an integral garage
- Landscaped rear gardens and two seating terraces

General Description

Smiths Property Experts offer to the market this exceptional modern detached house built by the highly regarded William Davis Homes, set on an excellent plot with open green space to the front, and located in a lovely residential area on the edge of the Charnwood market town of Shepshed.

The property is set back from the road behind a double-width private driveway and landscaped front gardens. There are excellent schooling options, local rural walks, and commuter links via the nearby M1 motorway network, all easily available nearby.





The Property

Built in 2018 by William Davis Homes, the property will be sold with the remainder of its 10-year NHBC warranty. Presented and maintained in excellent and truly 'move in' condition, expect to find modern and bright accommodation laid over two floors and extending to approximately 1,621 square feet, including the integral garage.

In brief, the accommodation comprises an entrance hall, a WC, a kitchen/breakfast room with a lovely bay window, and a separate utility room. There is a dining room and a sitting room, both with direct garden access via glazed doors.

Upstairs, you will find four bedrooms and a large four-piece family bathroom arranged around a generous central landing with an airing cupboard. The principal bedroom suite is of particular note, with a separate en-suite and built-in wardrobes. Note that in our opinion, there is excellent storage throughout the property.



The Outside

To the rear of this modern, detached home are landscaped gardens laid to a central lawn with well-stocked mixed borders and raised flower beds. There are two generous terraces laid to the immediate rear of the main house, and to the bottom of the garden, and a useful timber shed.



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: B.

Tenure: Freehold. Council Tax Band: E.

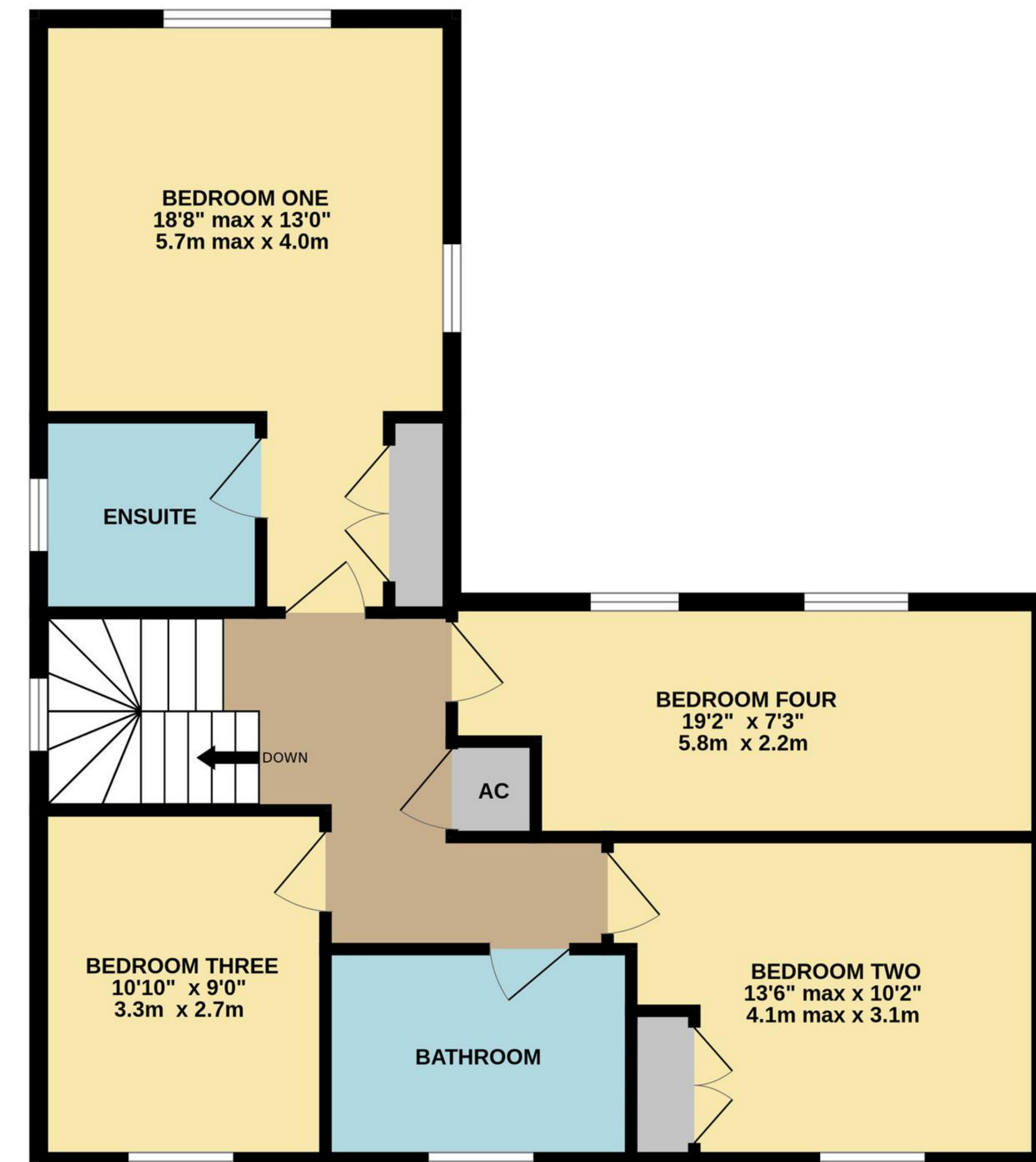
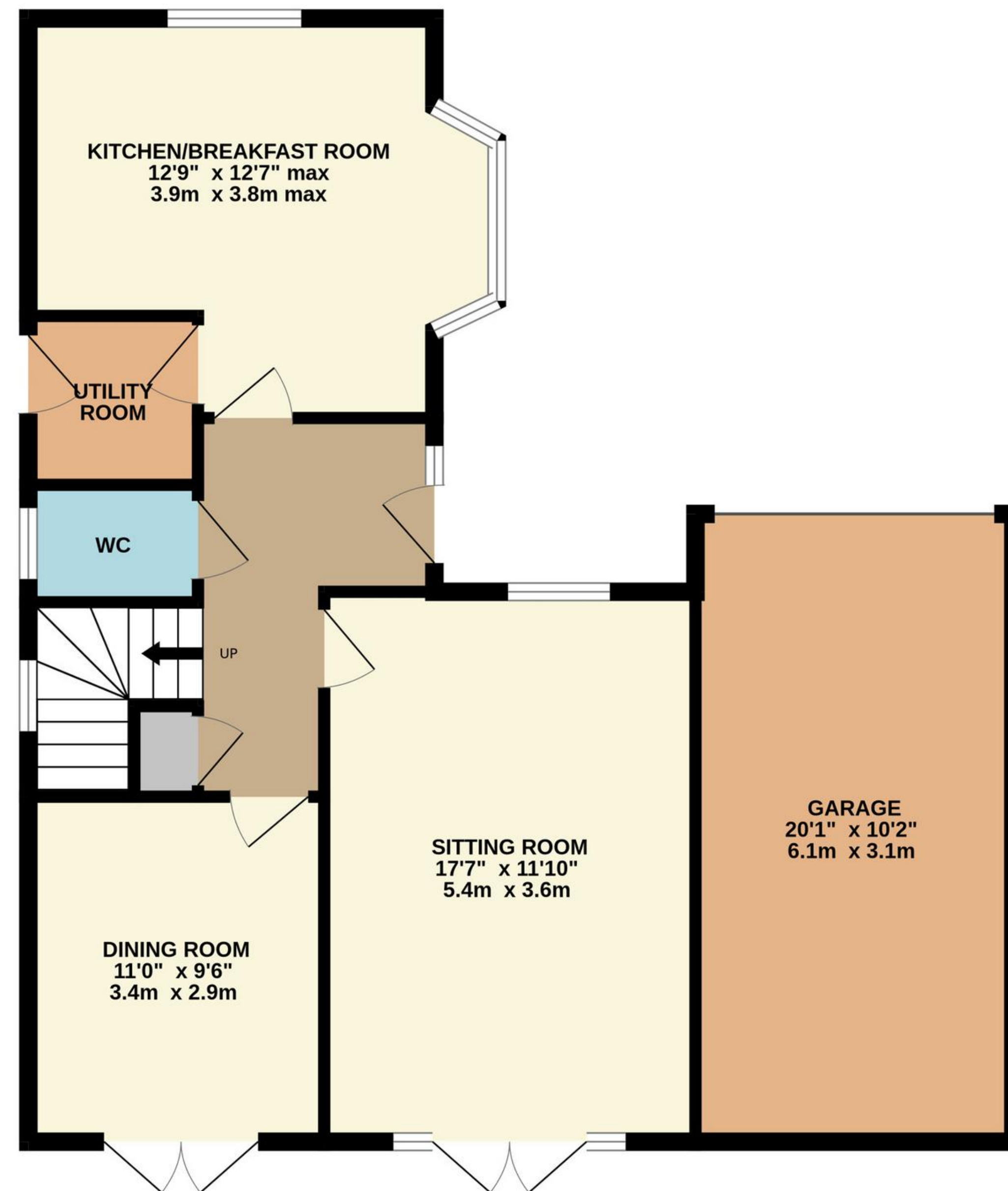
Maintenance Charge: approx. £295 per annum.

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 : 1621 sq.ft. (150.6 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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