



Smiths
your property experts

Foxglove Drive

Shepshed

- Delightful modern detached family home
- Built by William Davis Homes in 2019
- Open-plan 'living' kitchen with a separate utility room
- Spacious sitting room as well as a second reception room
- Four double bedrooms and two bathrooms
- South-facing gardens with a generous seating terrace
- Private driveway and a detached garage
- Ideally placed for commuters with easy access to the M1

General Description

Smiths Property Experts offer to the market this delightful modern detached family house built by William Davis Homes in 2019 and sold with the remainder of its NHBC warranty. The living space is generous and modern, including four double bedrooms, two bathrooms, two reception rooms, and an open-plan kitchen with Smeg appliances. Complete with private, south-facing rear gardens, a driveway, and a detached garage, this is a superb example of its type. An internal viewing is essential to appreciate the space on offer.





The Property

The property is presented in superb decorative order. It benefits from uPVC double glazing and gas central heating, as well as several upgraded features including Smeg appliances and an extended seating terrace.

The front door leads into the welcoming reception hallway. The principal sitting room has a freestanding electric stove, and a second reception is currently used as a study. The hub of the home is a fabulous open-plan kitchen, living, and dining area, complete with a range of base and wall units, as well as built-in appliances and French doors that lead to the rear garden. A utility room and a WC complete the downstairs layout.

On the first floor, a galleried landing leads to four double bedrooms, three of which have fitted wardrobes. The main bedroom has an ensuite shower and a walk-in wardrobe. There is also the main bathroom, superbly appointed with a four-piece suite.

The Outside

Outside and to the front of the property is a lawned garden with a pathway leading to the front door, with established shrub borders. A tarmac driveway to the left-hand side of the property provides ample off-road parking and access to the detached garage, which has a rear personnel door. There is side-gated access to the rear garden, which enjoys a south-facing aspect, with a patio terrace providing space for alfresco dining. A shaped lawn is flanked by established tree borders, with additional trees having been planted. There is also a further patio, currently used as a rabbit hutch and run. The garden is fenced to all boundaries.





The Location

The property is situated on this modern William Davis development on the outskirts of Shepshed, within the catchment area for excellent local schools. The M1 motorway junction is easily accessible, making the location ideal for commuters, and the towns and cities of Loughborough, Leicester, Nottingham, and Ashby-de-la-Zouch are conveniently reachable. There is an array of amenities in the town, including a doctor's surgery, several supermarkets, pubs, shops, and eateries. Just three miles away lies the beautiful Charnwood Forest and its associated countryside, pub restaurants, and country parks.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

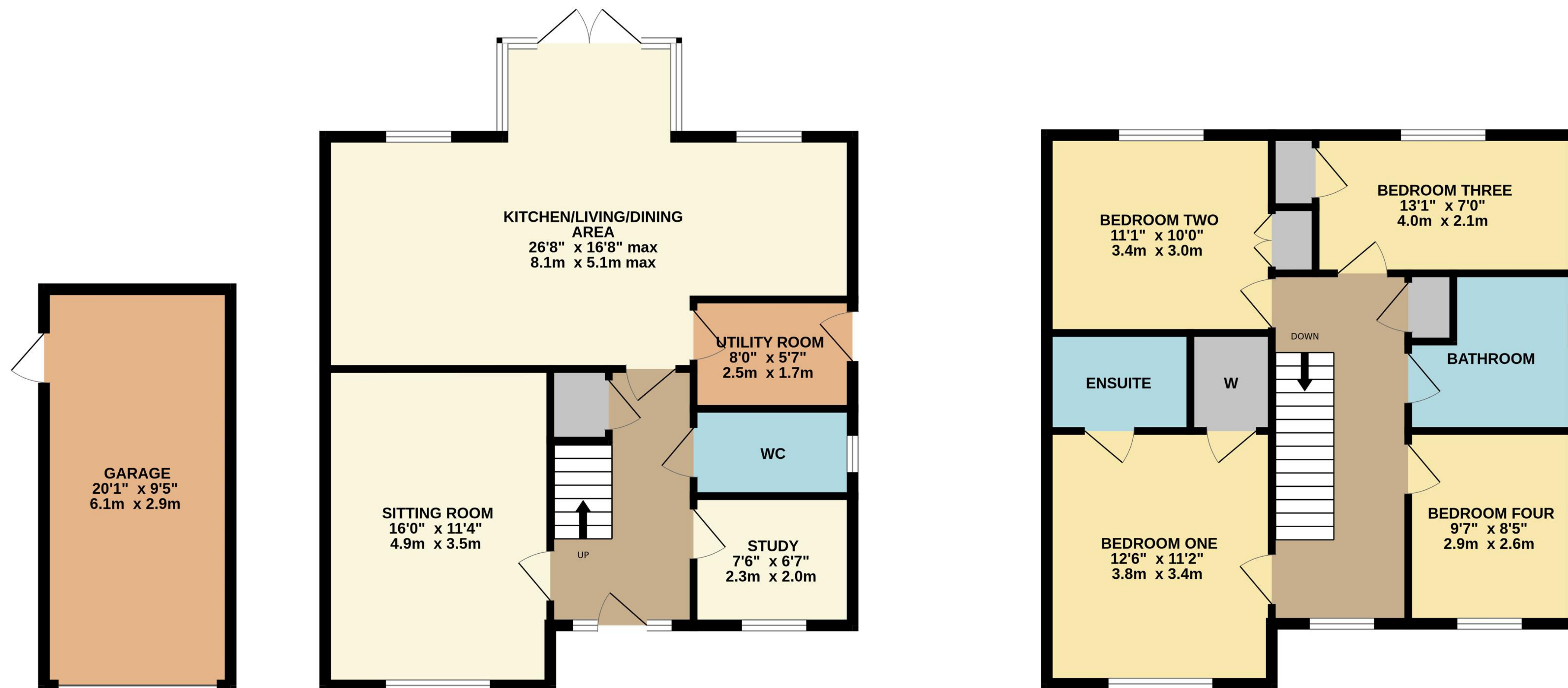
Maintenance charge approx. £280 per annum.

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 : 1618 sq.ft. (150.3 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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