



Smiths
your property experts

Hawkins Lane

Shepshed

- No upward chain
- Lovely end-of-terrace modern property
- Built by Jelson Homes in 2023
- Modern kitchen with a full range of appliances
- Two double bedrooms and a three-piece bathroom
- Driveway with off-road parking for two vehicles
- Generous rear gardens affording a sunny aspect
- New development located off 'Tickow Lane'



General Description

Smiths Property Experts offer to the market this two-bedroom home on the edge of the popular Charnwood market town of Shepshed, with no upward chain. The property boasts a driveway with off-road parking for two vehicles, and an excellent plot with a generous lawned rear garden. Built in 2023 by Jelson Homes, the property is situated in a peaceful location and is being sold with the remainder of its 10-year NHBC warranty. We believe the property represents an excellent value proposition for the eventual purchaser in comparison with current 'new build' offerings in the area.





The Property

The property is fitted out to an excellent standard. The accommodation comprises an entrance hall, a modern kitchen with a full range of appliances, and a generous living/dining room with direct garden access via glazed double doors. There is also a downstairs WC. Upstairs, from the central landing, are two good-sized double bedrooms and a three-piece bathroom.

The Outside

The property is set back from the road behind low-maintenance front gardens. There is a driveway on the right-hand side. To the rear are secure gardens laid to lawn with a patio seating area affording a sunny aspect.

The Location

The property is situated in a new development by Jelson Homes, located off the well-regarded 'Tickow Lane,' and within walking distance of the town centre and in 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.



Property Information

EPC Rating: B.

Council Tax Band: B.

Local Authority: Charnwood Borough Council.

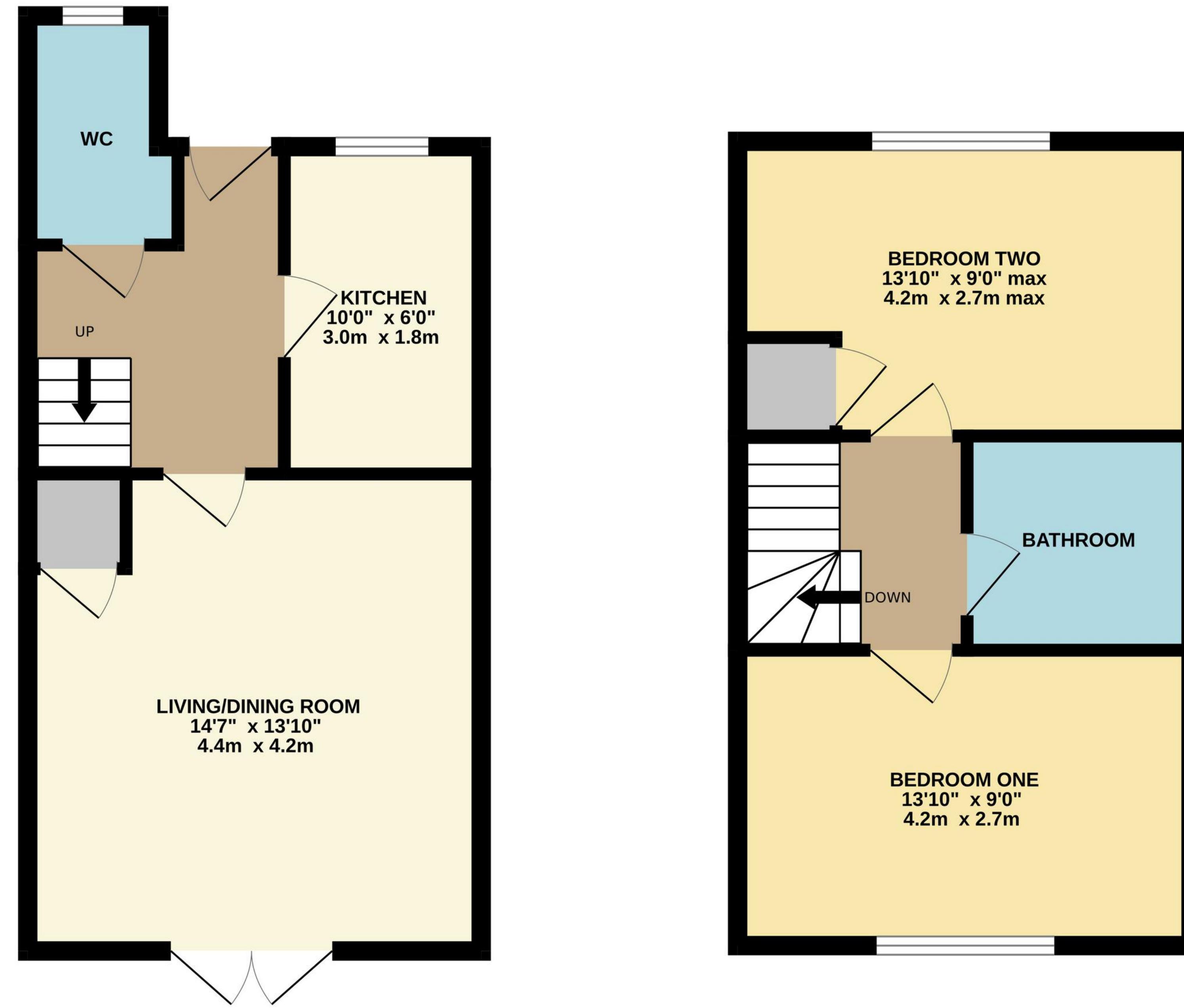
Maintenance charge approx. £250 per annum.

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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