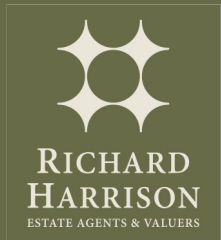




RICHARD HARRISON  
ESTATE AGENTS & VALUERS  
FOR SALE

Lambert Avenue | | Shepshed | LE12 9QH  
Guide price £285,000





Lambert Avenue |

Shepshed | LE12 9QH

Guide price £285,000

An individually designed and constructed detached family home boasting a surprising amount of mid-century character with many features beautifully maintained. An ideal family home, set in a desirable position between Glenmore Park and the vibrant facilities in the centre of the village only a stone's throw away. The property also has a stunning Orangery extension to the rear with bi-folding doors to the enclosed garden, detached garage and outbuildings. The house offers a spacious interior with Entrance Hall, W/c, Living Room, Orangery, Breakfast Kitchen, Three Bedrooms and Bathroom. An inspection is advised and the house is offered with no upward chain.

Individually Designed House	Constructed 1952
Mid-century Character	Many Original Features
Three Bedrooms	Family Bathroom
Large Living Room	Breakfast Kitchen
Ground Floor W/c	No Upward Chain

#### Entrance Hall

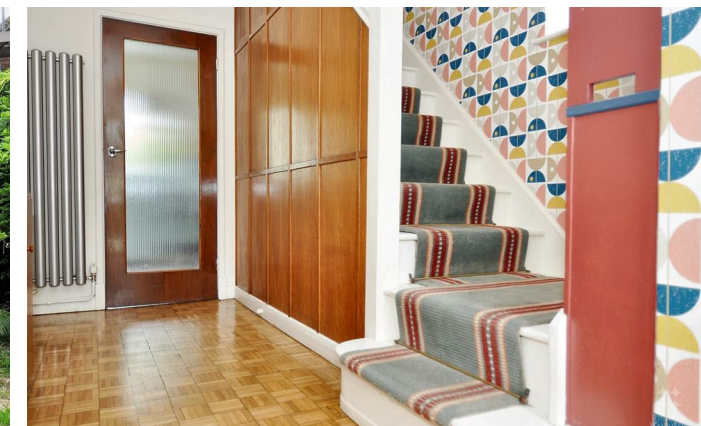
A spacious and impressive hallway with original wood block floor, timber panelled staircase rising to the first floor with brass stair rods and carpet runner. Window to the side and the original timber door to the front with reeded glass side panel.

#### W/C

Fitted with low level flush W/c and window to the side.

#### Living Room

A spacious living room with original wood block floor and window to the front. Fireplace and alcove cupboard with glazed doors. French windows and doors give way to the Orangery extension at the rear. There is a reeded glass serving hatch to the kitchen.





*"Boasting a surprising amount of mid-century character"*



### **Orangery**

A wonderful extension to the property with a lantern light roof and low slung windows overlooking the garden. There are bi-folding doors across the rear making this a superb room for relaxing or entertaining.

### **Breakfast Kitchen**

A true mid-century feature, this kitchen offers a range of original timber storage units beneath melamine worktops, space for appliances, large pantry with window to the side. The kitchen has a window at the rear, a reeded glass door to the side and stunning Terazzo flooring.

### **First Floor Landing**

A spacious landing with window to the side, timber panelled staircase and a loft hatch with fitted timber pull down ladder reaching the boarded loft.

### **Bedroom 1**

A spacious bedroom with built in wardrobe and a large window to the front.

### **Bedroom 2**

A spacious bedroom with window to the rear, built in wardrobes and an airing cupboard housing the modern wall mounted Gas central heating boiler.

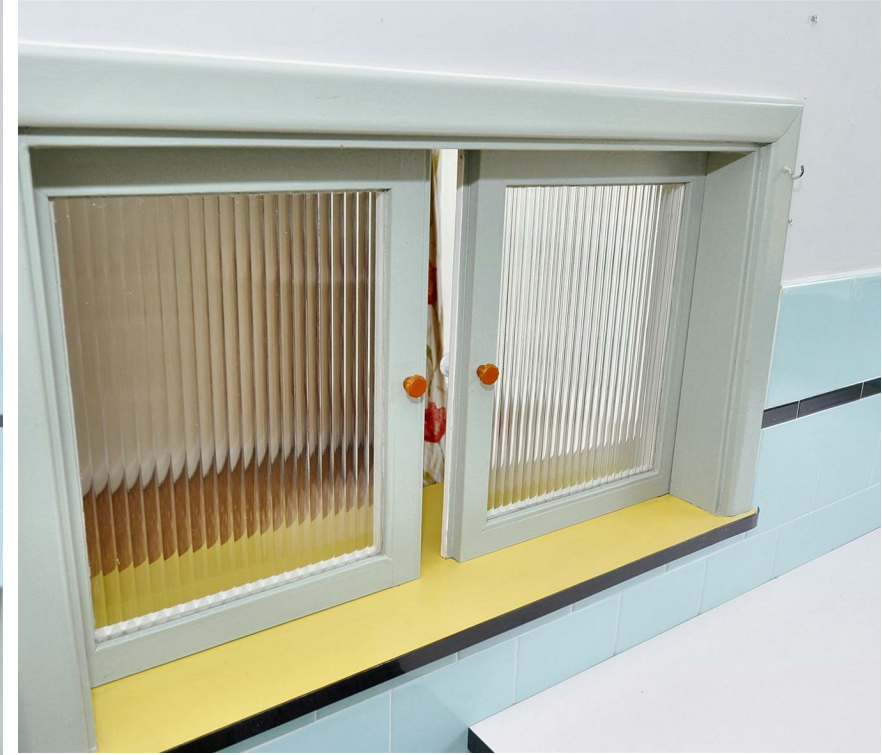
### **Bedroom 3**

Larger than the average, this third bedroom has ample space for bed and bedroom furniture, window to the front.

### **Outside**

The property sits in a delightful tree-lined street scene of individual homes, a short walk to Glenmore Park and the village centre. The front garden consists of planting and lawn, whilst a tandem driveway runs along the side of the house reaching a detached garage, with side sliding timber doors, power on 3 phase supply, lighting and pedestrian door to the rear leading to a covered area, coal hole and garden store. The rear garden has an array of shrubs, plants and trees.







### The Area

The small town of Shepshed offers a vast range of shops, pubs, cafes and schooling, with many recreational activities and a vibrant village like community. The placement of Shepshed makes it an excellent choice for commuters, with instant access to the M1 and also the A512 towards the A42/M42. Glenmore Park is a short stroll away, making this an ideal area for young families and those wishing to be close to amenities.

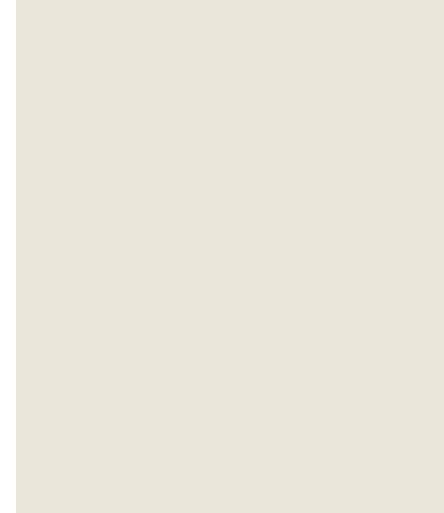
### Extra Information

To check the Internet and Mobile coverage you can use the following link:

[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

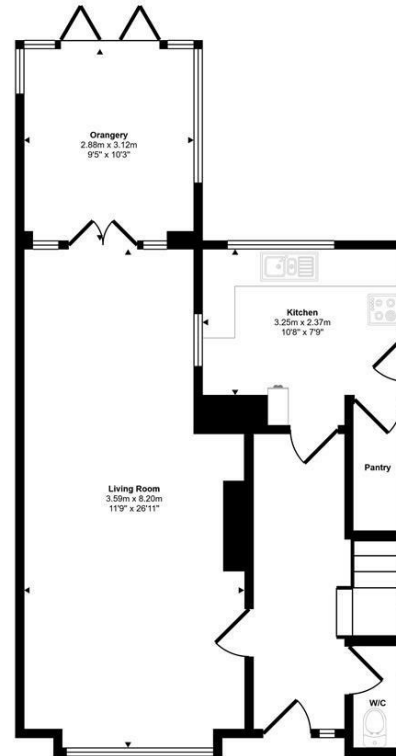
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

The property also has the added benefit of solar panels, owned by the property, there is no feed in tariff.

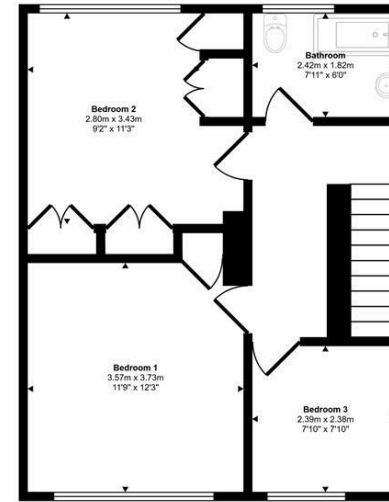




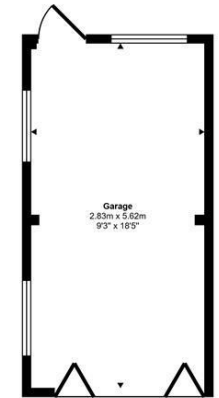
Approx Gross Internal Area  
123 sq m / 1328 sq ft



Ground Floor  
Approx 59 sq m / 640 sq ft



First Floor  
Approx 48 sq m / 517 sq ft



Garage  
Approx 16 sq m / 171 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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