



Woodpecker Way, Shepshed

welcome to

Woodpecker Way, Shepshed Loughborough

A Modern FOUR BEDROOM DETACHED FAMILY HOME on this popular development is Shepshed, with a lounge, dining room, open plan dining kitchen, utility and ground floor wc. There are four bedrooms, an ensuite and main bathroom, gardens to the front and rear, driveway and detached brick garage, NO CHAIN!

Entrance Hall

The property is entered via a front door into the entrance hallway, with stairs off to the first floor, doors off to ground floor rooms.

Lounge

13' 3" x 10' 8" (4.04m x 3.25m)

The lounge has a upvc double glazed window to the front, radiator.

Dining Room

10' 10" x 9' 10" (3.30m x 3.00m)

The dining room has a upvc double glazed window to the front, radiator and useful understairs storage cupboard.

Dining Kitchen

20' 2" x 9' 7" (6.15m x 2.92m)

The dining kitchen is a spacious, open plan family area with vinyl flooring and a range of base and wall mounted units with work surfaces over, a gas hob with extractor hood over, electric oven, integrated fridge freezer, dishwasher, ample space for a dining table, patio doors which open to the garden and a upvc double glazed window to the rear.

Utility

The utility room has plumbing for a washing machine, base and wall units, wall mounted combination boiler, a single sink, back door and door to the ground floor wc.

Ground Floor Wc

The ground floor wc has a low level wc, wash hand basin.

Landing

The first-floor landing has stairs rising from the ground floor, access to the loft, doors off to all rooms and a useful storage cupboard.

Bedroom One

12' 8" max x 11' 5" (3.86m max x 3.48m)

Bedroom one has a upvc double glazed window to the front, radiator.

Ensuite

The ensuite has partially tiled walls, a shower enclosure with shower over, low level wc, pedestal wash hand basin, extractor fan and a upvc double glazed window to the front.

Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m)

Bedroom two has a upvc double glazed window to the front, radiator.

Bedroom Three

9' 10" x 9' 2" (3.00m x 2.79m)

Bedroom three has a upvc double glazed window to the front, radiator.





Bedroom Four

8' x 7' 8" (2.44m x 2.34m)

Bedroom four has a upvc double glazed window to the front, radiator.

Bathroom

The bathroom is fitted with a modern three-piece suite comprising bath, low level wc, pedestal wash hand basin, partially tiled walls and a upvc double glazed window to the front.

Outside

To the front of the property is a garden with pathway to the front door, a side driveway providing ample off-road parking and access to the garage. To the rear there is a patio seating area, shaped lawn with fencing to boundaries.

Garage

There is a detached brick garage with an up and over door to the front, power and light.



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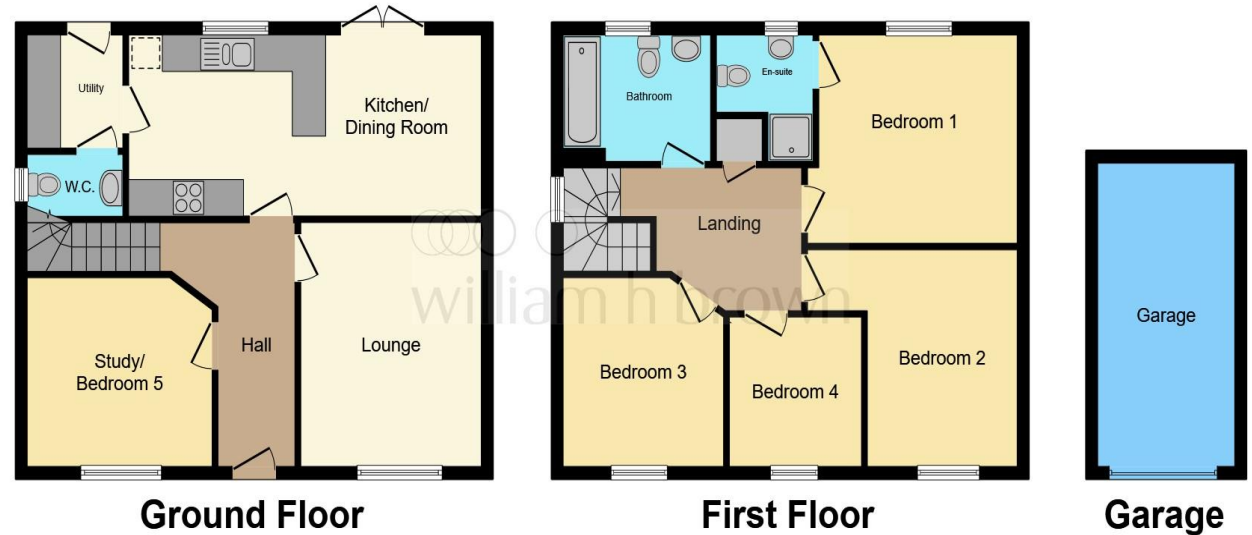
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Woodpecker Way, Shepshed Loughborough

- MODERN FOUR BEDROOM DETACHED
- DRIVEWAY AND DETACHED BRICK GARAGE
- LOUNGE AND OPEN PLAN DINING KITCHEN
- UTILITY AND GROUND FLOOR WC
- ENSUITE AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

£335,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114597 - 0004

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