61 Brick Kiln Lane, Shepshed, Leicestershire, LE12 9EJ

HOWKINS & HARRISON

# 61 Brick Kiln Lane,
# Shepshed,
# Leicestershire, LE12 9EJ

## Guide Price: £550,000-£575,000

A unique project you can live in.

Offered with no upward chain, located on the fringe of Shepshed, ideal for Loughborough and commuting throughout the East Midlands. A half completed project to create a substantial 3000 sqft four bedroom, four reception, detached family home.

The project offers an opportunity to amend the internal first floor layout to create additional bedrooms and bathrooms if required.

### Features

- A unique project requiring completion
- No upward chain
- Creation of 3000 sqft living accommodation
- Excellent commuter links
- Edge of village location
- Four bedrooms, four reception rooms
- Ample off-street parking and large garage
- Generous, 5th acre plot

## Location

Shepshed often known until 1888 as Sheepshed, is a town in Leicestershire. It sits within the borough of Charnwood local authority, where Shepshed is the second biggest settlement after the town of Loughborough.

The village benefits from road links via both the A6 and A512, together with easy access to both the A42 and M1 motorway networks with East Midlands conurbations beyond. Nottingham/East Midlands airport, East Midlands Parkway and Loughborough Railway Station are also located within commuting distance, together with Nottingham; Derby and Leicester.

## Accommodation Details - Ground Floor

A modern double glazed entrance door with matching side screens leads to the large reception hall with staircase rising to the first floor above. Overlooking the front elevation there are three separate reception rooms, including an office/ playroom and dual aspect family dining room, whilst to the rear with French doors, is a generous sitting room and the separate well appointed breakfast kitchen with a range of built-in appliances. The entrance hall also leads to a generous, walk-in cloakroom and large family bathroom. Whilst off the kitchen is a substantial utility room and separate WC.

## First Floor

Yet to be created the existing plans provide four substantial double bedrooms and a further shower room, although the space could be sub-divided further to create additional bathrooms and an en-suite if required (subject to appropriate building regulation approval)

## Outside

The property is approached over a generous in and out driveway with ample off street parking and a substantial integral garage. The gardens are currently landscaped to provide a generous decked patio overlooking rearlawns with shrub and specimen trees.

A rare opportunity to acquire a generous detached family home set in substantial gardens, requiring completion.

Viewing is highly recommended

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

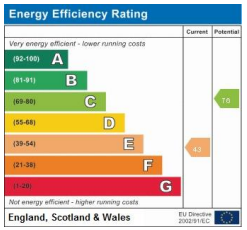
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

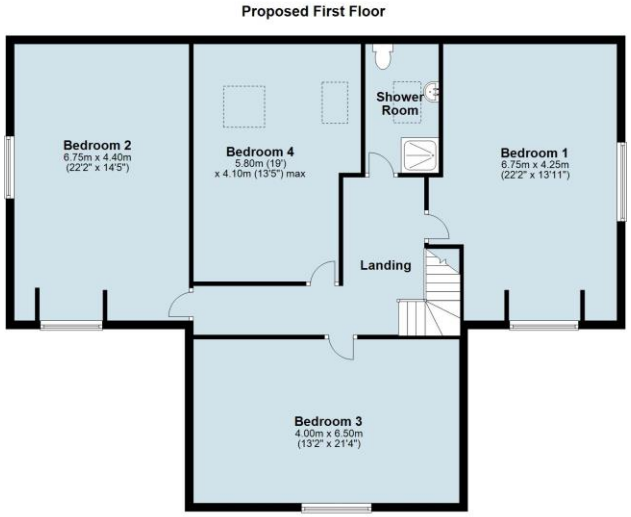
## Local Authority

Charnwood Borough Council – Tel: 01509- 263151

## Council Tax

Band - D







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