



**Tickow Lane,**

Shepshed, Leicestershire, LE12 9EY

**NEWTON**FALLOWELL 

**HARTLEYS**   
Part of the **NEWTON**FALLOWELL  Group

Tickow Lane,  
Shepshed, Leicestershire, LE12 9EY  
£1,000,000

Brookside Cottage is an impressive and passionately upgraded family residence, discreetly nestled amongst mature gardens and grounds extending to approximately 0.65 acres located on the fringes of the North West Leicestershire countryside and Oaks in Charnwood. A "forever home", where we can imagine raising a family. Country lane and waterside walks just a short stroll away. Nearby Blackbrook Reservoir, being at the top of the priority list. The stylish and thoughtfully arranged interior comfortably blends contemporary styling and character features throughout which hits the mark for modern living, leaving leisure time to enjoy every corner of the superb gardens, cosy barbecue lodge and simply ideal for all year round entertaining.

Enter the home through the contemporary entrance and into a large beamed lounge with Wow Factor Stovax "pillarbox" design log burner and doors out onto a cottage gardens style patio with original fresh water well. The high gloss living dining kitchen includes an instant hot water tap, a full range of integrated appliances, island with quartz surfaces and oak finished double doors allowing the option to present a larger space incorporating the adjacent dining room. For those spending more time working from home the study will be of appeal, whilst the laundry style utility room is ideally placed for easy access from the garden. Creative design features have been introduced by the current owners including a glass view staircase with vista through to the lounge and clever "hidden" large dressing room within the master bedroom suite. There are five double bedrooms in total, a simply divine, almost spa style, en-suite bathroom with central bath and a place to relax for hours on end. The two luxury shower rooms serve the other four bedrooms whilst the landing brings a feeling of space to the entire upstairs area.



The property is located on the very outskirts of this well served village surrounded by country lane walks, the rolling woodland of Oaks in Charnwood and excellent commuter links via M1 motorway junction 23, M42 at Ashby and nearby East Midlands Airport. The five bar gate opens to reveal an extensive frontage including five to six car parking, triple garage with electrically operated doors and mature garden frontage with striking monkey puzzle tree. Hours have been spent lovingly presenting and maintaining the beautiful lawns, lower level wooded copse enjoying dappled sunlight and just perfect for relaxation in the hammock.

The workshop and log store bring rustic charm to the grounds which are completely enclosed offering a huge degree of privacy and seclusion.

### LOUNGE

26'8 x 22'0 (8.13m x 6.71m)

### DINING ROOM

13'7 x 11'0 (4.14m x 3.35m)

### LIVING DINING KITCHEN

29'0 x 15'0 max narrowing to 9'6 (8.84m x 4.57m max narrowing to 2.90m)

### STUDY

11'6 x 7'0 (3.51m x 2.13m)

### UTILITY ROOM

9'0 x 7'1 (2.74m x 2.16m)

### MASTER BEDROOM

20'7 x 12'0 (6.27m x 3.66m)

### DRESSING ROOM

15'0 x 9'4 (4.57m x 2.84m)

### EN-SUITE BATHROOM

12'1 x 9'2 (3.68m x 2.79m)

### BEDROOM TWO

11'0 x 11'2 (3.35m x 3.40m)

### BEDROOM THREE

11'0 x 13'8 (3.35m x 4.17m)

### BEDROOM FOUR

16'9 with reduced height x 10'7 (5.11m with reduced height x 3.23m)

### BEDROOM FIVE

11'9 max x 12'0 with reduced height (3.58m max x 3.66m with reduced height)

### WORKSHOP 15'8 X 8'4

### GOOD TO KNOW

The property is gas centrally heated powered by a conventional sealed system (Ideal boiler located in the utility room) with hot water tank located in the airing cupboard of bedroom four. The heating is zoned and allows for upstairs and downstairs to be independently controlled via a wireless system. The nearby William Davis development does not in our view impact the appeal of this distinctive property, however it should be noted that the gardens of five executive new build homes will abut one boundary of the copse area of the garden. It has been indicated construction of these will not begin until 2022. Please ask for further details.

### SERVICES, TENURE AND COUNCIL TAX

All mains services are available and connected to the property which is gas centrally heated with sewerage via a septic tank. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band G.

### DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

### REFERRALS

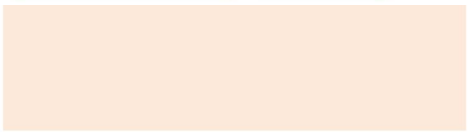
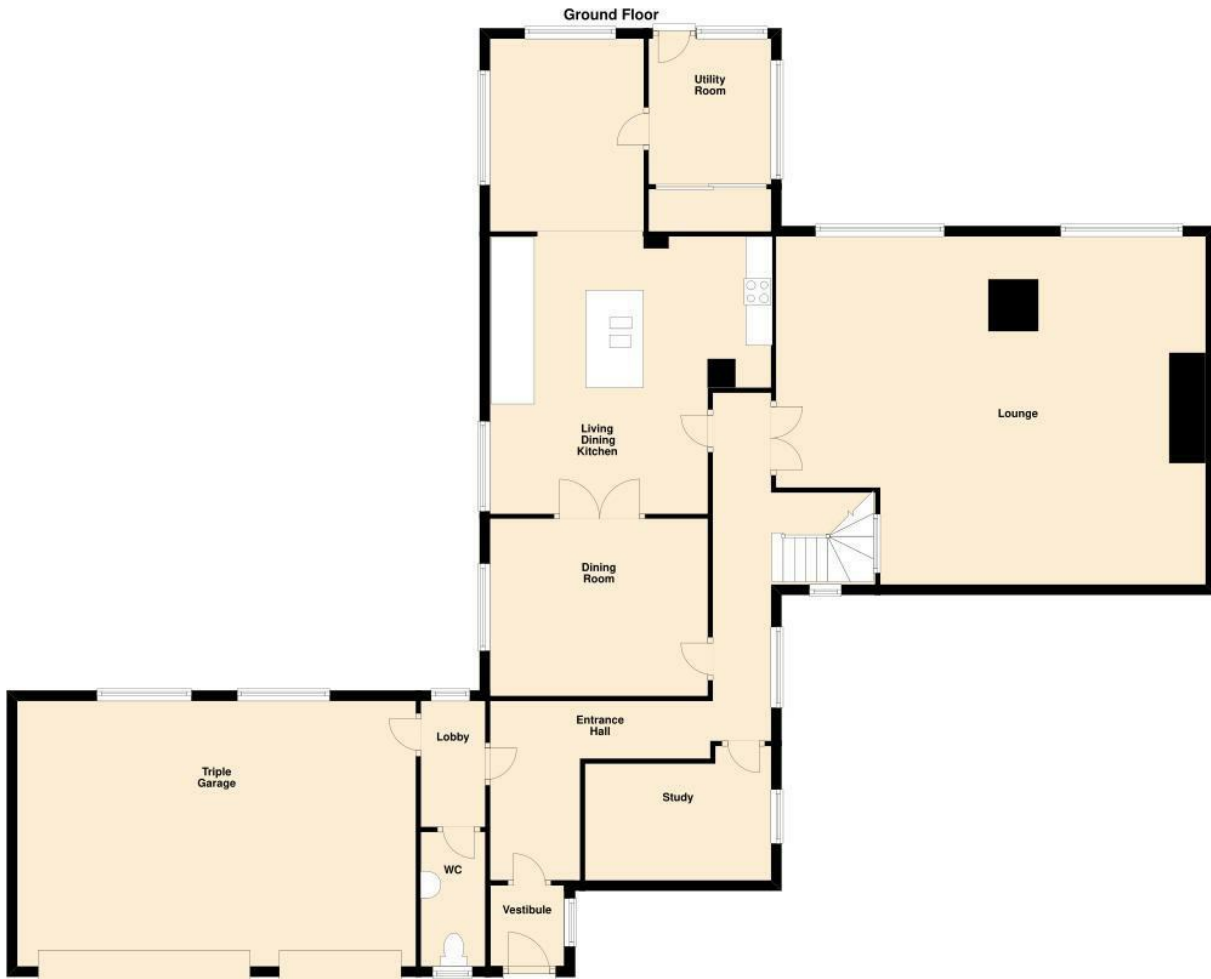
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