



Blackbrook Close, Shepshed



**£220,000**

- IMPRESSIVE SEMI DETACHED
- THREE GOOD SIZED BEDROOMS
- CONTEMPORARY DINING KITCHEN
- STYLISHLY FINISHED THROUGHOUT
- HEAD OF CUL-DE- SAC LOCATION
- THREE CAR DRIVEWAY
- FREEHOLD
- EPC rating COMING SOON



An immaculately presented and stylishly finished semi detached family home occupying this head of cul-de-sac position and around the corner from country lane walks.

The inviting and neutrally presented interior would make great home for the young and growing family or professional couple seeking excellent commuting at M1 motorway junction 23 and the M42 along with East Midlands Airport just a short distance away.

Enter through side hallway which offers plenty of space to kick off the shoes and coats and leads into the full width impressive lounge centred around a focal point fireplace, modern contemporary radiator and bay window overlooking the front driveway.

The rear facing dining kitchen overlooks the garden and features a comprehensive range of units with integrated appliances including fridge freezer, washing machine, built in electric oven, four ring stainless steel gas hob and extractor. Space for a dining table, ceramic tiled floor, ceiling spotlights and two under stairs storage cupboards.

The ground floor bathroom is fully tiled with a corner bath and overbath electric shower whilst upstairs there are three good sized bedrooms, the master with a range of bespoke fitted contemporary wardrobes, bedroom two also with a fitted cupboard. Bedroom three is currently utilised as a home office but would easily accommodate a single or three quarter size bed.

The property has a block paved three car side by side driveway with secure gated access to the side leading around to a pleasant rear lawn garden with block paved patio, surrounding borders and shrubs and two garden shed.





Good to know: The property has uPVC double glazing throughout. Gas central heating powered by a combination boiler located in a kitchen cupboard. An entire new insulated roof was installed in 2021. The ground floor windows were installed in 2022.

To find the property, from M1 junction 23 proceed into Shepshed along the A512 Ashby Road, continuing to the second set of traffic lights and turning right on to Charnwood Road. Take the second turning left in to Anson Road, next right on to The Meadows where at the mini island you should turn left on to Grange Road, Blackbrook Close is third turning on the left hand side with the property situated in the far right hand corner as identified by the agent's 'For Sale' board.

**ENTRANCE HALLWAY** 1.90m x 1.57m (6'2" x 5'2")

**LOUNGE** 4.85m x 3.02m (15'11" x 9'11")

**DINING KITCHEN** 3.63m x 3.20m (11'11" x 10'6")

**GROUND FLOOR BATHROOM** 2.66m x 1.51m (8'8" x 5'0")

**BEDROOM ONE** 4.22m x 2.83m (13'10" x 9'4")

**BEDROOM TWO** 4.44m x 2.38m (14'7" x 7'10")

**BEDROOM THREE** 2.36m x 2.57m (7'8" x 8'5")

## SERVICES & TENURE

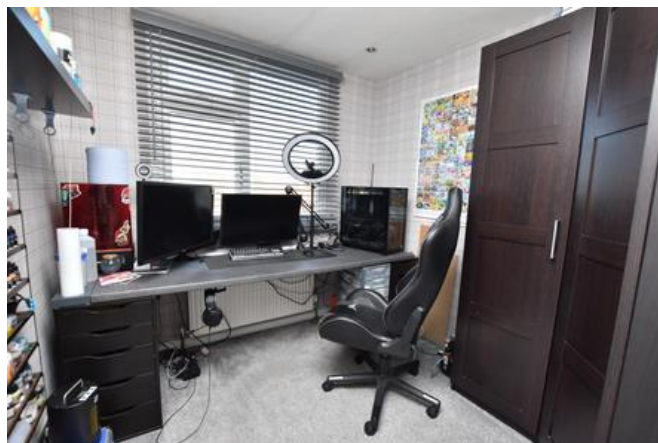
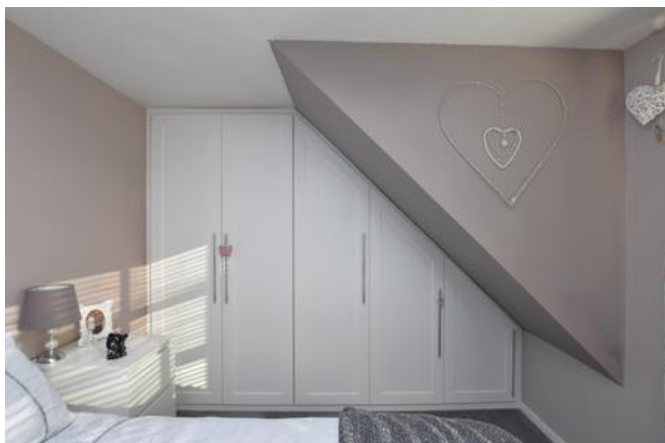
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

## 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.

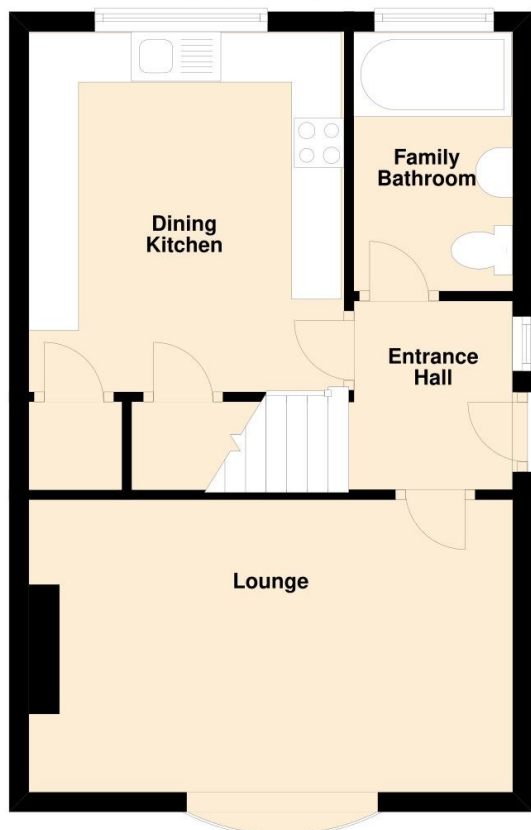
## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

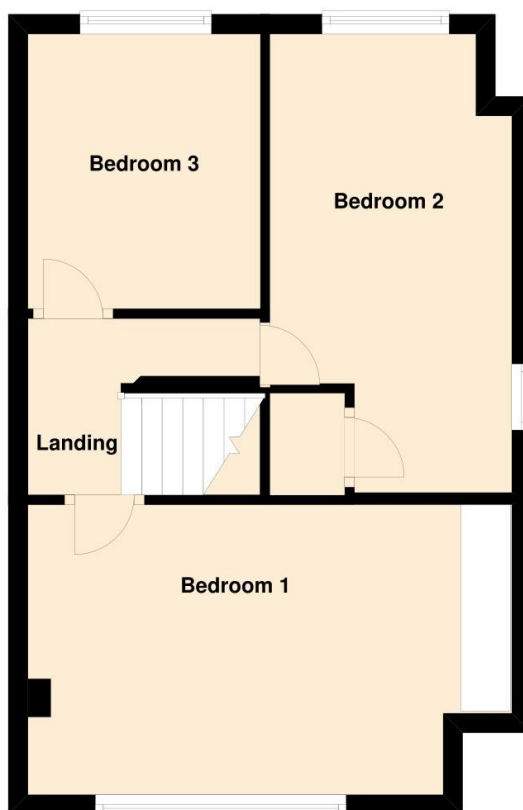




**Ground Floor**



**First Floor**







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