



Lovage Road, Shepshed



Offers over £350,000

- TWO YEAR OLD DETACHED
- STUNNING LIVING DINING KITCHEN
- FOUR BEDROOMS
- UTILITY & GROUND FLOOR WC
- EN-SUITE SHOWER ROOM
- LARGER THAN AVERAGE PLOT
- FREEHOLD
- EPC rating B



A highly impressive approximately two year old detached home nestled upon a larger than average garden plot and featuring a stunning contemporary living dining kitchen spanning the full width of the property with doors out into the garden ideal for summer entertaining.

The property occupies this quiet cul-de-sac location with open green space and local countryside walks just a short stroll away.

Enter through the good sized hall with under stairs storage cupboard, winding staircase to the first floor and with a handy ground floor wc.

The square shaped lounge sits at the front of the home whilst the living dining kitchen enjoys a slate grey range of contemporary base, drawers and eye level units with integrated Smeg appliances including fridge freezer, built in electric double oven, four ring gas hob and extractor and dishwasher. There is space for a dining table and/or sofa arrangement and the kitchen leads in to a useful utility room with additional cupboards, sink, plumbing for washing machine, space for a tumble dryer and side entrance door leading on to the driveway.



Upstairs there are four bedrooms (three double) with the master having a range of fitted full height wardrobes, two windows creating a bright and airy feel and leading into a quality Roca branded en-suite shower room with shower enclosure and mixer shower, extractor, window and heated towel radiator.

Bedrooms two and three are on the rear which overlook the garden, bedroom four is currently utilised as a home office whilst the family bathroom completes the accommodation.

The property is elevated from the road with a front lawn and path leading to the main entrance door and a two to three car side driveway leading to a detached brick built single garage with up and over door, light and power. Gated access to the side leads into the larger than average rear lawn garden with paved patio, raised planted borders with shrubs and flowers and an additional gravelled seating area.

Good to know: The property has uPVC double glazing and gas central heating. There is approximately eight years left on the NHBC builders guarantee. To find the property, proceed from M1 motorway junction 23 heading into Shepshed along the A512 Ashby Road and continue to the third set of traffic lights. Turn right on to Charnwood road, second left into Anson Road and proceed almost to the very end taking the last turning on the left into Buttercup Lane where Lovage Road is approximately the fifth turning on the left hand side, the property is situated on the right.

ENTRANCE HALL .

LOUNGE 4.29m x 3.89m (14'1" x 12'10")

LIVING DINING KITCHEN 7.56m x 2.94m (24'10" x 9'7")

UTILITY ROOM 2.12m x 1.60m (7'0" x 5'2")

GROUND FLOOR WC 1.65m x 0.93m (5'5" x 3'1")

BEDROOM ONE 4.29m x 3.27m (14'1" x 10'8")

EN-SUITE SHOWER ROOM 1.59m x 2.12m (5'2" x 7'0")

BEDROOM TWO 2.95m x 3.09m (9'8" x 10'1")

BEDROOM THREE 3.14m x 2.40m (10'4" x 7'11")

BEDROOM FOUR 3.14m x 2.12m (10'4" x 7'0")

FAMILY BATHROOM 2.07m x 1.99m (6'10" x 6'6")





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 E.

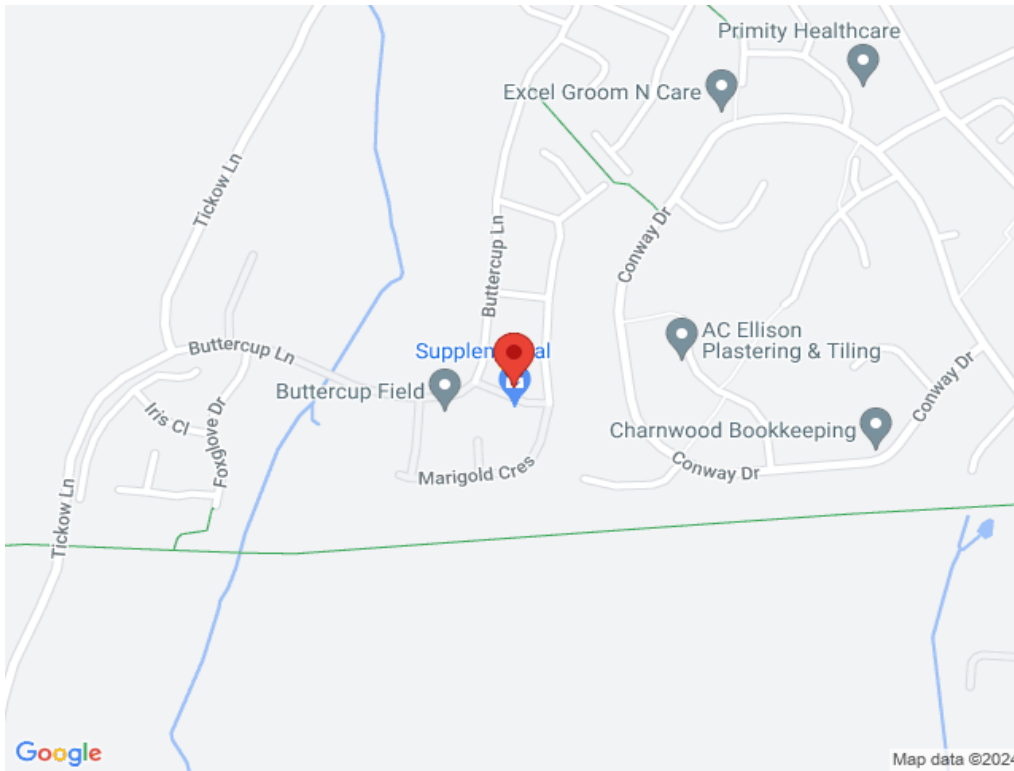
REFERRALS

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