



Clover Road, Shepshed



**£350,000**

- DETACHED FAMILY HOME
- THREE BEDROOMS
- DOUBLE FRONTED DESIGN
- SPACIOUS ROOMS
- LARGE LANDSCAPED GARDEN
- IMMACULATE PRESENTATION
- FREEHOLD
- EPC rating B



Exemplary presentation for this double fronted three bedroom detached home that occupies a very generous plot that has then gone on to be landscaped to create a superb entertainment outside space.

The design incorporates a master bedroom that spans front to rear above the lounge and has ensuite and built in double wardrobe along with the current owners additional decorative works and panelling and don't forget the hive system which is at both ground and first floors.

Initially on entry through the composite door, the hall provides the first indication of the smart presentation throughout and a ground floor wc.

The kitchen diner like the lounge spans front to rear and is split in to two distinct areas. To the kitchen area there are multiple gloss grey storage units with contrasting brushed metal handles. Quality appliances include an integrated four ring Smeg gas hob with extractor hob above and electric oven beneath, Smeg fridge freezer and dishwasher also. LED lights illuminate. To the front of the room is the dining section. Also spacious is the separate utility room with plumbing for washing machine, space for a tumble dryer and second sink unit with base and eye level cupboard, which discreetly houses the Ideal central heating boiler.

The lounge is also an impressive size and with dual aspect having both front elevation window and rear



patio doors out to the feature paved patio, dark grey accent paint and a fitted electric fireplace to the end gable wall providing an attractive finish.

At first floor to the landing, there is a useful storage cupboard and the aforementioned master bedroom is superb with regards its size and special reference should be made to the floorplans to fully appreciate this. The en-suite has a dual head shower within the cubicle and sanitaryware is by Roca.

Bedroom two is to the front of the property and has a herringbone Luxury Vinyl Tiled flooring with additional decorative panelling, a double fitted wardrobe along with TV aerial connection. Bedroom three is to the rear and has a herringbone Luxury Vinyl Tiled floor and stylish wall panelling. The bathroom is also larger than usual, spanning above the front porch whereby a cupboard discreetly houses the pressurised hot water system, the bath has a tap mounted shower and again a wc and wash hand basin by Roca, dual voltage electric shaver point and a ladder design centrally heated towel rail.

Outside at the front, a porcelain and granite paved path leads to the front entrance porch with decorative stone either side and a maturing laurel hedge fronting the pavement. To the right hand elevation, a tarmac driveway allows off road car parking for at least two vehicles and leads to the single detached garage with power and lighting. At the rear, the 'Stunning' entertainment area has a split level porcelain and granite paved area partially enclosed by a rendered retaining wall, to the left the double plot becomes apparent with a large section of lawn enclosed by brick walling and timber fencing. The rear of the property has the benefit of multiple sapling trees planted creating a private space. The whole plot measure 0.14 of an acre which is rare on a modern estate.

Early viewing is recommended to appreciate the size of accommodation on offer and the proportions of the garden and its privacy.

To find the property, from Shepshed village centre proceed along Field Street which becomes Britannia Street, turn left on to Belton Street, left on to Tickow Lane, pass Factory Street and Glenmore Avenue and turn left on to Anson Road. First turning on the right hand side into Buttercup Lane, second left in to Clover Road, follow the road round where the property is situated on the right hand side as identified by the agent's 'For Sale' board.



**HALL** 1.91m x 1.18m (6'4" x 3'11")

**LOUNGE** 5.23m x 3.25m (17'2" x 10'8")

**KITCHEN DINER** 5.17m x 2.81m (17'0" x 9'2")

**UTILITY ROOM** 2.12m x 1.90m (7'0" x 6'2")

**GROUND FLOOR WC** 1.53m x 0.92m (5'0" x 3'0")

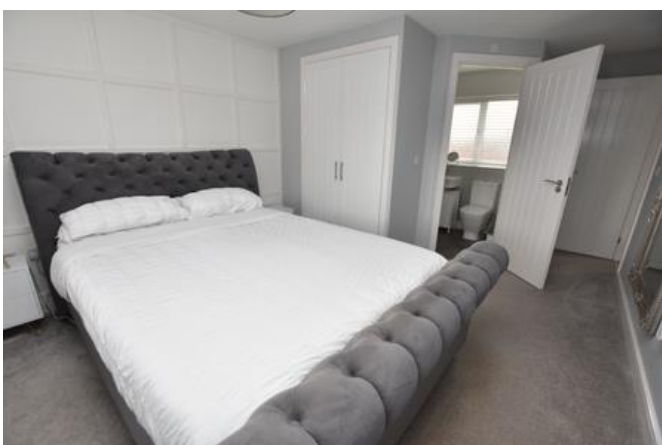
**BEDROOM ONE** 5.20m x 3.30m (17'1" x 10'10")

**EN-SUITE** 2.20m x 1.54m (7'2" x 5'1")

**BEDROOM TWO** 2.95m x 2.86m (9'8" x 9'5")

**BEDROOM THREE** 2.85m x 2.05m (9'5" x 6'8")

**BATHROOM** 3.06m x 2.00m (10'0" x 6'7")





## 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 D. annual service charge TBC

## DISCLAIMER

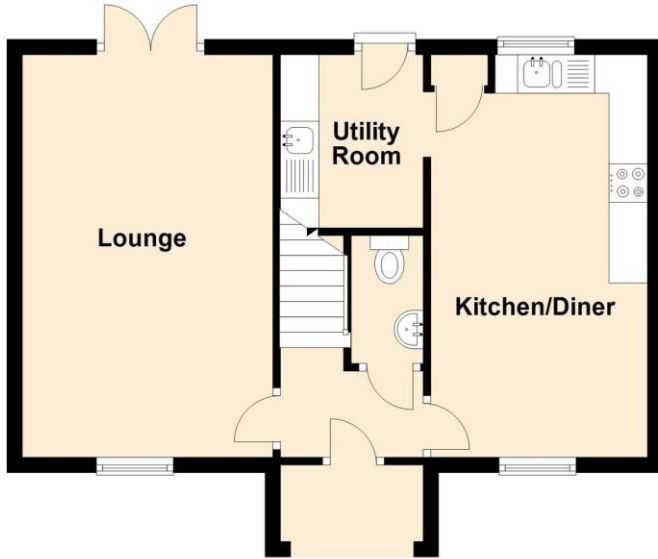
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

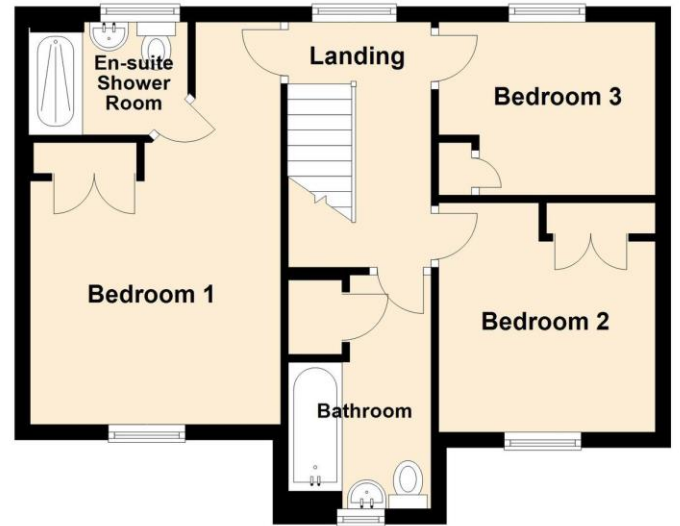
### Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)

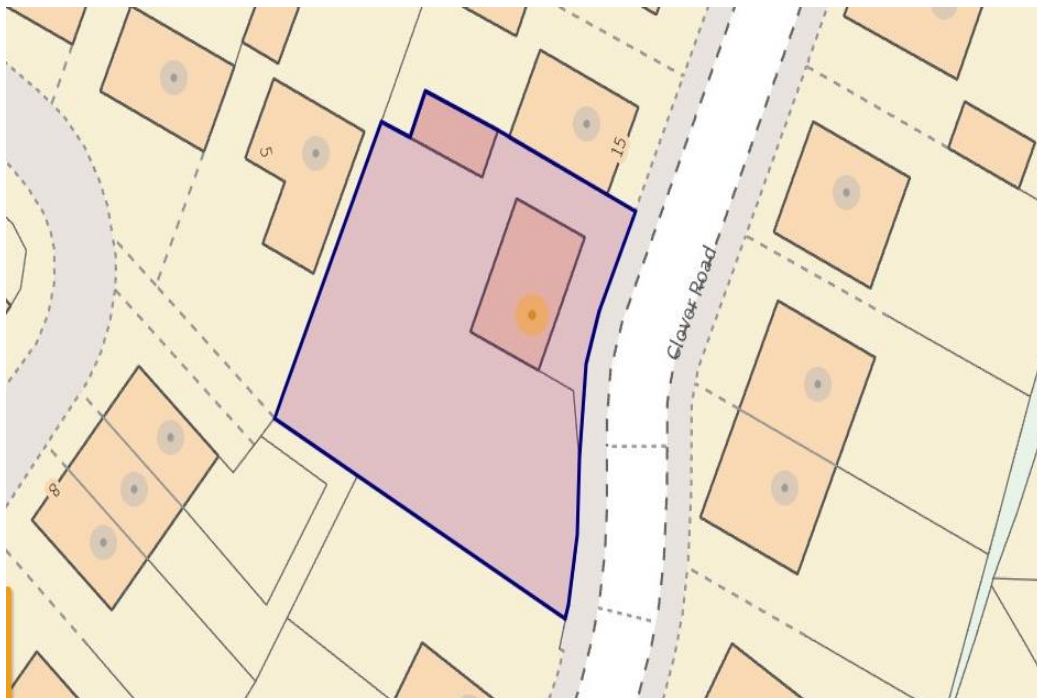


### First Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)





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