



Dove Close, Shepshed



£260,000

- IMPRESSIVE DETACHED HOME
- THREE DOUBLE BEDROOMS
- FULL WIDTH DINING KITCHEN
- GROUND FLOOR WC
- EN-SUITE SHOWER ROOM
- LANDSCAPED REAR GARDEN
- FREEHOLD
- EPC rating B



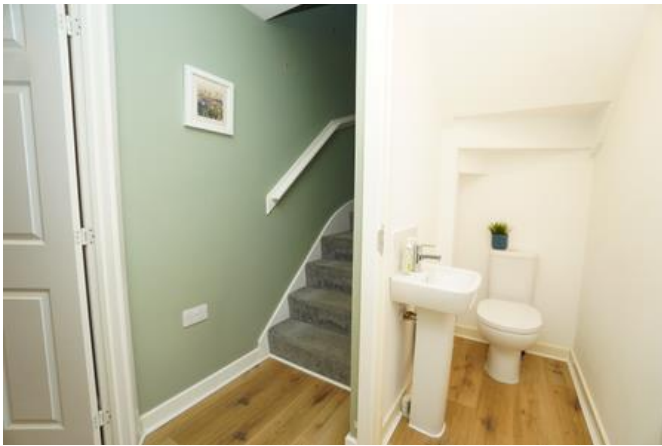
A deceptive and stylishly finished detached family home featuring three double bedrooms and a rear facing dining kitchen ideal for summer entertaining.

The property occupies this relatively new edge of village development, offering swift access to the M1 motorway network, countryside walks around the corner and an excellent range of village centre shops and amenities.

The property is available with no chain and in our view would make a great home for the young and growing family, professional couple seeking swift commuter access.

Enter through a useful hall with space to hang coats and straight into a front facing generous lounge which features quality groove effect wood laminate flooring that spans through the entire ground floor.

The inner hallway offers a ground floor wc and winding staircase to the first floor as well as leading into the full width dining kitchen. The kitchen has space for a dining table and/or small sofa arrangement along with a contemporary range of cupboards and drawers, built in electric oven, four ring gas hob and extractor, plumbing for bothe dishwasher and washing machine, space for an upright fridge freezer and French doors leading out in to the garden.



Upstairs there are three double bedrooms with number one bright and airy having two windows as well as an en-suite shower room that has a double shower enclosure with mixer Mira shower, half height and fully tiled splashbacks, extractor and window.

Bedrooms two and three overlook the rear garden, there is a landing airing cupboard with shelving. The family bathroom is a good size with half height tiled splashbacks, extractor and window.

The property is situated at the head of the cul-de-sac with a two car side by side driveway to the front leading to an integral single garage with up and over door, light and power along with gated access to the side leading around to the rear. The landscaped rear garden enjoys a raised sun deck, lawned garden with surrounding raised beds and shrubs including strawberries.

Good to know: The property has uPVC double glazing throughout, gas central heating powered by an Ideal combination boiler located in a kitchen cupboard. The property is for sale with no chain availability. The local school catchment is St Botolphs and Iveshead Academy secondary schools which are just a short stroll away.

To find the property, proceed into Shepshed from Hathern entering on Hathern Road, underneath the motorway bridge and next left into Woodpecker Way. Take the second turning left and continue along Woodpecker Way to the 'T' junction turning right, the second turning left into Dove Close where the property is situated on the left hand side as identified by the agent's 'For Sale' board.

ENTRANCE HALL 1.63m x 1.09m (5'4" x 3'7")

LOUNGE 4.96m x 3.17m (16'4" x 10'5")

DINING KITCHEN 5.75m x 2.32m (18'11" x 7'7")

GROUND FLOOR WC 1.41m x 0.90m (4'7" x 3'0")

BEDROOM ONE 4.25m x 2.95m (13'11" x 9'8")

EN-SUITE SHOWER ROOM 2.10m x 1.42m (6'11" x 4'8")

BEDROOM TWO 3.43m x 2.64m (11'4" x 8'8")

BEDROOM THREE 3.02m x 2.38m (9'11" x 7'10")

FAMILY BATHROOM 2.65m x 1.71m (8'8" x 5'7")





SERVICES & TENURE

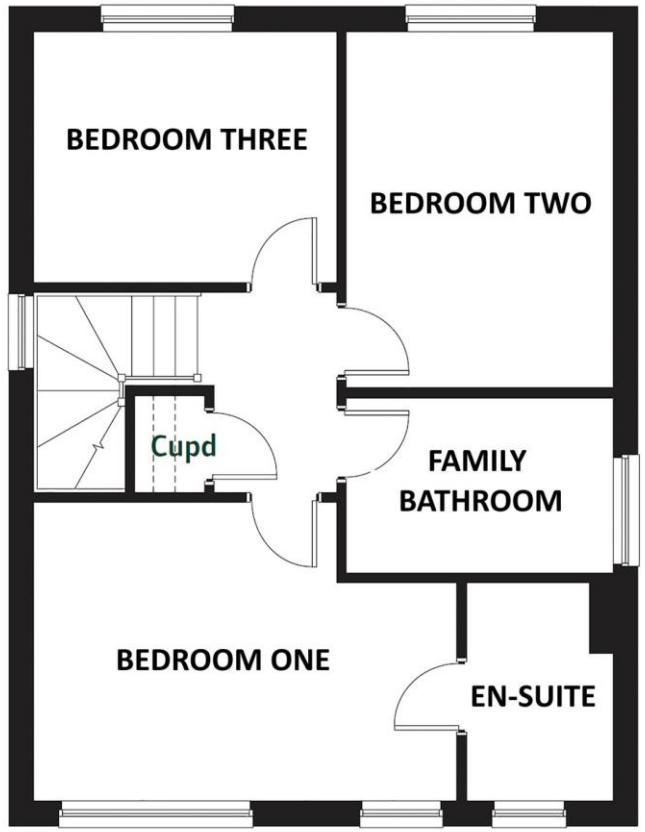
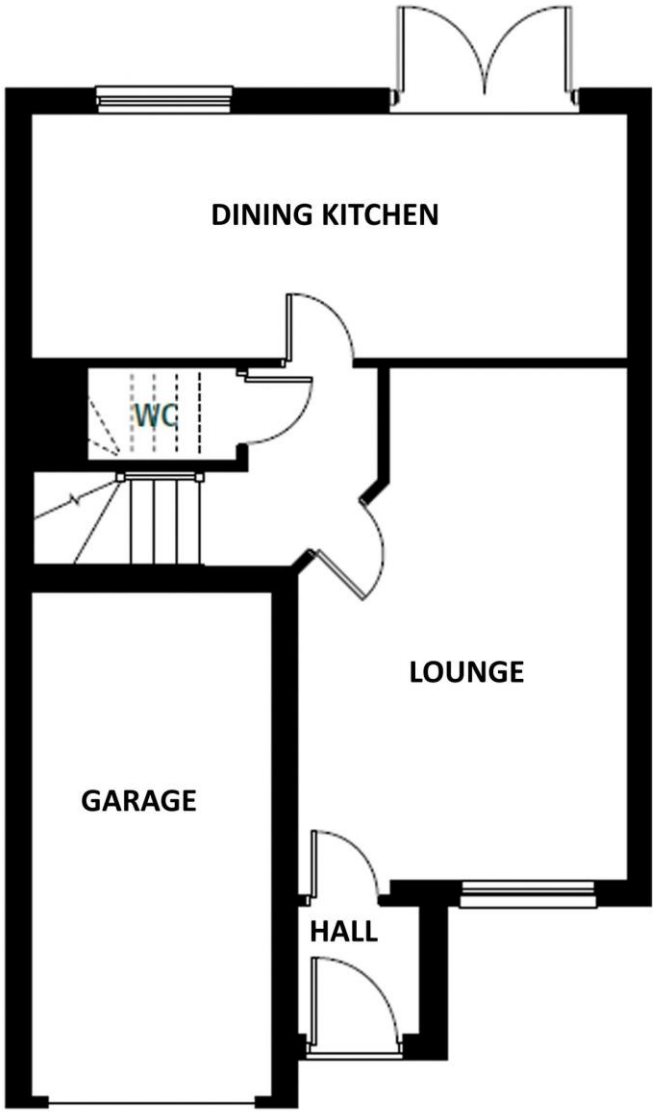
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C. Estate management annual charges – The vendor has confirmed that there hasn't been any requested or payable to date. This can change in the future once the development is complete.

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.





Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk