



Blackbrook Close, Shepshed



£260,000

- THREE BEDROOM SEMI DETACHED
- GENEROUS PLOT
- 913 SQUARE FEET PROPERTY
- FULLY REFURBISHED
- IMMACULATE PRESENTATION
- EXTENDED ACCOMMODATION
- FREEHOLD
- EPC rating COMING SOON



With exemplary presentation, this three bedroom semi detached home has been refurbished and boasts replastered walls, full double glazing and gas central heating, modern kitchen, useful side utility room and WC, with then impressive bedroom sizes at first floor, notwithstanding the feature fully tiled shower room.

The property is some 913 square feet and also sits on a good sized plot. The stone driveway provides generous parking facility and this leads to the brick built detached double garage which has an electrically operated up and over double door, side elevation double glazed window and side access door, strip lamps, pitched roof storage and has its own RCD.

Initially on entry via the double glazed door, the hallway has smart neutral wall decoration, an under stairs cupboard and glazed doors to the kitchen and lounge respectively. The lounge has an attractive bay window with display sill and a focal point contemporary electric fire on raised stone hearth with matching back and surround.

The kitchen spans the whole width of the original layout (before the utility extension) and has a comprehensive range of storage cupboard units at both base and eye level, a Lamona integrated four ring electric hob and electric double oven and grill. Beneath the sink unit is a dishwasher and adjacent is the fridge freezer. To the dining section is further base and eye level cupboards and throughout the space are recessed LED lights. The room is light and bright with double doors providing access to the feature garden.



The side utility addition has Travertine tiled floor and a second sink unit within the utility itself, plumbing for a washing machine and space for a tumble dryer. The ground floor WC has a corner washing hand basin and low level wc.

At first floor, the landing has a roof space access hatch. The main bedroom is to the front of the property and special reference should be made to the floorplans to appreciate the size of the bedrooms. The second double is to the rear with views over the feature garden, a cupboard discreetly houses the Vallant combination gas central heating boiler with offset shelving. Bedroom three is well proportioned with plinth shelving above the stairs recess, a front aspect double glazed window which has dual openings.

The shower room has fully tiled walls, an easy access shower cubicle with mains shower, oblong wash hand basin with double cupboard beneath by RAC ceramics. The timber patterned ceramic tiled floor further compliments along with the centrally heated towel rail.

Outside, the fore garden is private with natural hedging enclosing and easily maintained with coloured stone. The driveway provides parking for at least four saloon vehicles with the garden mainly laid to lawn, the aforementioned patio at the rear beyond the dining area and the feature garage to the top right hand corner. The garage has an EV charger attached to the outside wall. The garden is fully enclosed by timber fencing.

Overall an exceptional property in a quiet cul-de-sac environment.

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 on the far right hand side.



HALL 3.04m x 1.80m (10'0" x 5'11")

LOUNGE 4.03m x 3.61m (13'2" x 11'10")

KITCHEN DINER 5.91m x 2.74m (19'5" x 9'0")

SIDE LOBBY 1.92m x 0.85m (6'4" x 2'10")

UTILITY ROOM 2.07m x 1.63m (6'10" x 5'4")

GROUND FLOOR WC 1.70m x 0.95m (5'7" x 3'1")

BEDROOM ONE 3.67m x 3.13m (12'0" x 10'4")

BEDROOM TWO 3.48m x 2.75m (11'5" x 9'0")

BEDROOM THREE 2.67m x 2.43m (8'10" x 8'0")

SHOWER ROOM 2.29m x 1.69m (7'6" x 5'6")

DOUBLE GARAGE 5.69m x 5.64m (18'8" x 18'6")





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 B.

DISCLAIMER

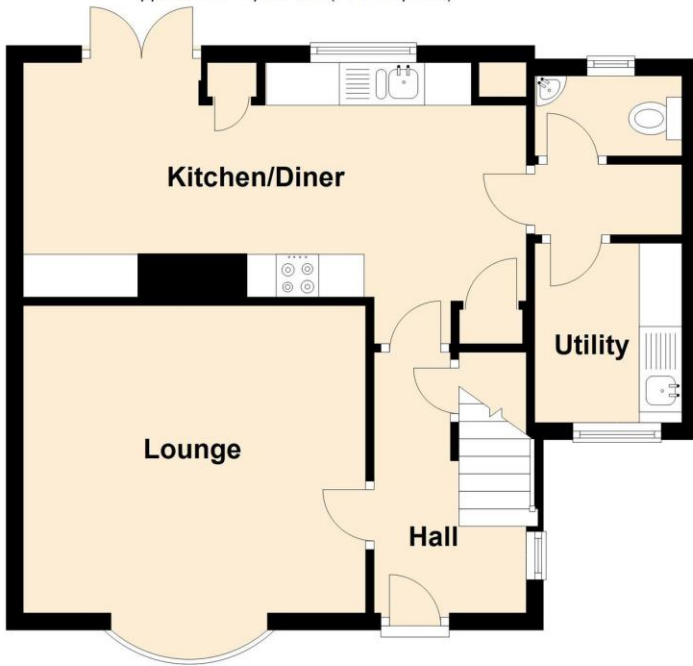
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

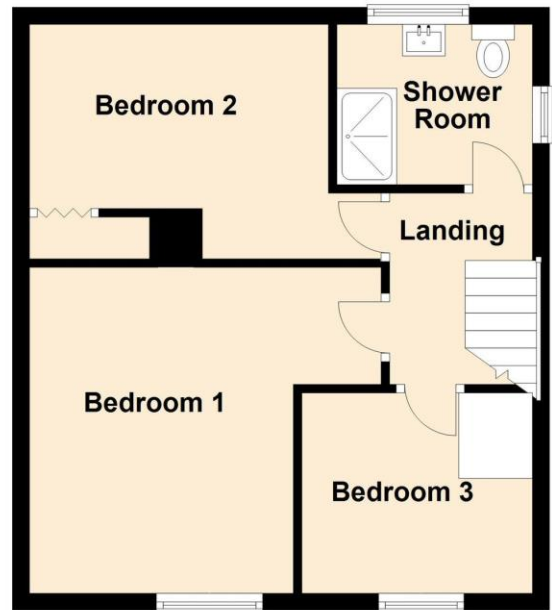
Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 84.9 sq. metres (913.9 sq. feet)





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