



Spinners Way, Shepshed



£260,000

- MODERN TOWN HOUSE
- FOUR BEDROOMS
- LARGE LIVING DINING KITCHEN
- SEPARATE FIRST FLOOR LOUNGE
- STYLISH EN-SUITE SHOWER ROOM
- DRIVE & SINGLE GARAGE
- FREEHOLD
- EPC rating C



A highly deceptive modern family home offering a versatile layout, which would make a great property for the young and growing family or professional couple seeking excellent commuting nearby.

The daytime living space is arranged over the ground and first floors, with a particularly impressive full length living dining kitchen on the ground floor where we can imagine spending summertimes in and out of the garden. There is room for a dining table and sofa arrangement as well as French doors leading out onto the patio and a connecting door to a utility room and handy ground floor WC with additional storage cupboards.

On the first floor is the main lounge where we can imagine evening television/cosy winters or just a second reception room for the teenagers! The master bedroom is also on the first floor and the present vendors have replaced the ensuite shower room creating a stylish finish with large walk-in style shower enclosure with a mixer shower, vanity sink and WC. There are 3 further bedrooms on the second floor (two double) and the principle bathroom with full sized bath.

The property occupies this central village cul-de-sac, within walking distance to nearby shops, Glenmore Park and major bus route around the corner. To the rear is a lawned garden and full width paved patio along with a one car driveway and single garage.



Good to know, property has uPVC double glazing throughout. Gas central heating powered by a Worcester condensing conventional boiler, located in the airing cupboard.

To find the property, from Shepshed village centre, proceed from the Bull Ring, heading up Charnwood Road, taking the fourth turning right into Weavers Avenue where the road becomes Spinners Way. The property is situated directly ahead as identified by the agent's 'For Sale' board.

ENTRANCE HALLWAY 2.02m x 1.97m (6'7" x 6'6")

LIVING DINING KITCHEN 9.27m x 3m (30'5" x 9'10")

UTILITY ROOM 2.11m x 1.85m (6'11" x 6'1")

GROUND FLOOR WC 1.96m x 1.6m (6'5" x 5'2")

LOUNGE 5.02m x 3.52m (16'6" x 11'6")

EN-SUITE SHOWER ROOM 1.94m x 1.77m (6'5" x 5'10")

BEDROOM TWO 3.27m x 2.79m (10'8" x 9'2")

BEDROOM THREE 3.54m x 2.79m (11'7" x 9'2")

BEDROOM FOUR 2.45m x 2.14m (8'0" x 7'0")

BATHROOM 2.17m x 1.92m (7'1" x 6'4")

SERVICES & TENURE

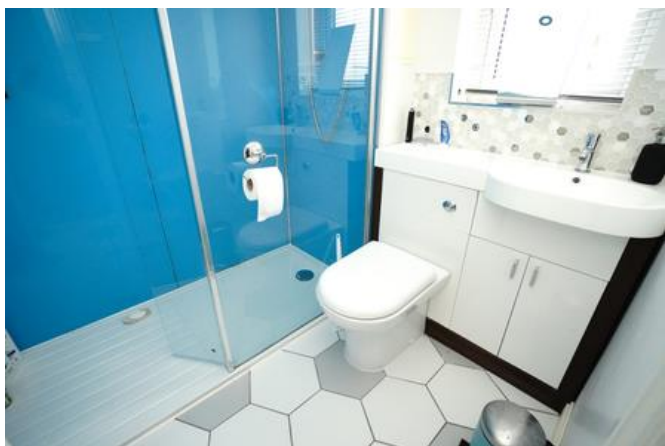
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

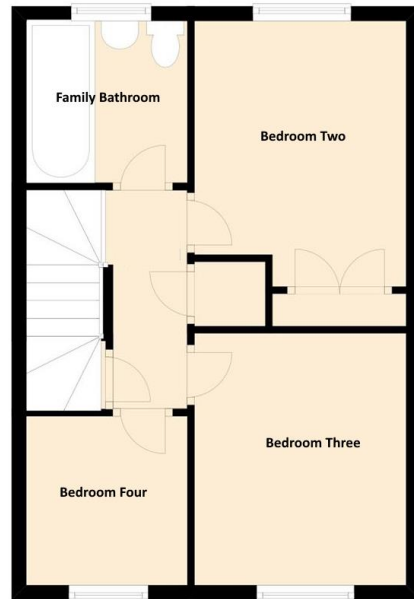
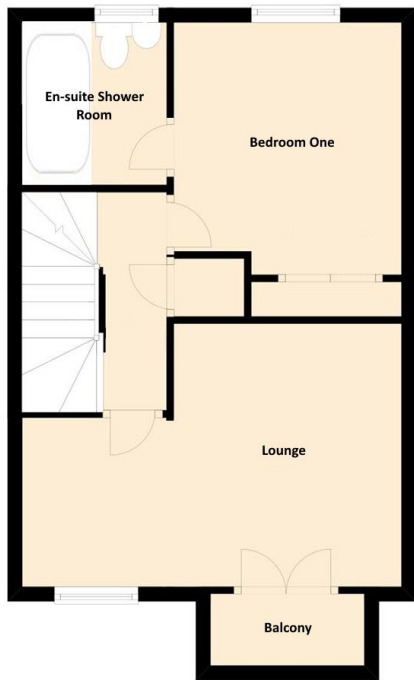
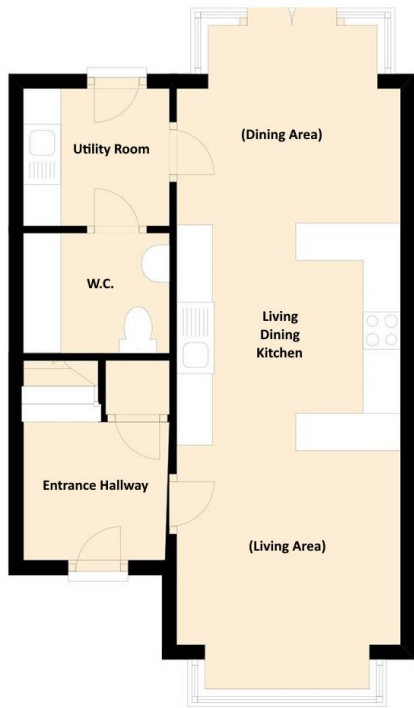
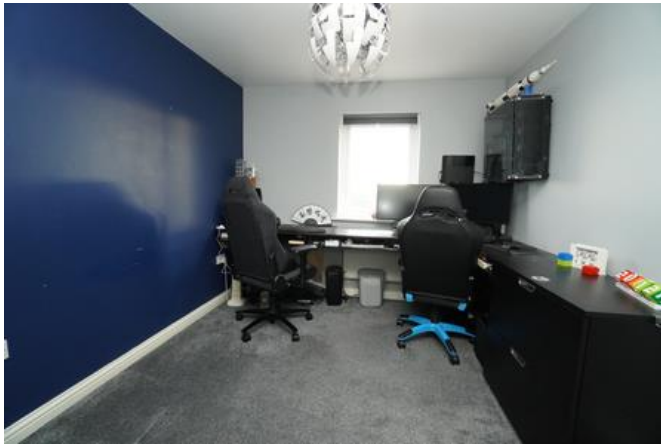
DISCLAIMER

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