



5 Spinners Way, Shepshed

£250,000 Freehold

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The property consists of a handy internal entrance porch, which opens into a generous reception area, currently used as a dining area owing to its excellent floor area. This space facilitates access to the lengthy lounge, measuring over fifteen feet in length and benefitting from fabulous French doors to the rear.

Further into the home lies the stellar kitchen, laid out in an L shape with space provided for an additional dining table. The kitchen benefits from a well-maintained integrated oven with gas hob above, as well as providing space for a dishwasher and fridge/freezer. A separate utility room is located off the kitchen, with space for a washing machine. This utility room also provides access to the rear garden, as well as the handy ground floor W.C.

Upstairs, the home features three superb bedrooms, the master and third of which benefit from large built-in wardrobes, with the master also being equipped with a convenient en-suite shower room. The accommodation is completed by the well-equipped family bathroom, which has been immaculately maintained by the present owners.

Externally, the home is served by a easy-to-maintain front garden and fabulous tiered rear garden, which benefits from both a patio and decking area, in addition to a side passage for bin access, as well as a single garage in a separate block. The shed in the rear garden has power and lighting to it and could house an appliance ie tumble dryer or freezer. Parking is available in front of the garage, as well as to the front of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Shepshed is a well-serviced village containing an excellent selection of shops, pubs, and local amenities. Shepshed is in close proximity to junction 23 of the M1, which provides fast access both North and South, including the surrounding cities of Leicester, Derby and Nottingham, as well as East Midlands Airport.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Porch

6' 1" x 3' 8" (1.85m x 1.13m)

Dining Area

12' 7" x 12' 7" (3.84m x 3.84m)

Living Room

15' 3" x 9' 7" (4.65m x 2.92m)

Kitchen

12' 0" x 8' 11" (3.66m x 2.71m)

Utility Room

6' 10" x 5' 1" (2.08m x 1.56m)

W.C.

4' 10" x 5' 1" (1.47m x 1.55m)

Landing

Bedroom One

11' 3" x 12' 2" (3.42m x 3.71m)

Master Ensuite

3' 9" x 7' 10" (1.15m x 2.39m)

Bedroom Two

9' 5" x 9' 8" (2.88m x 2.95m)

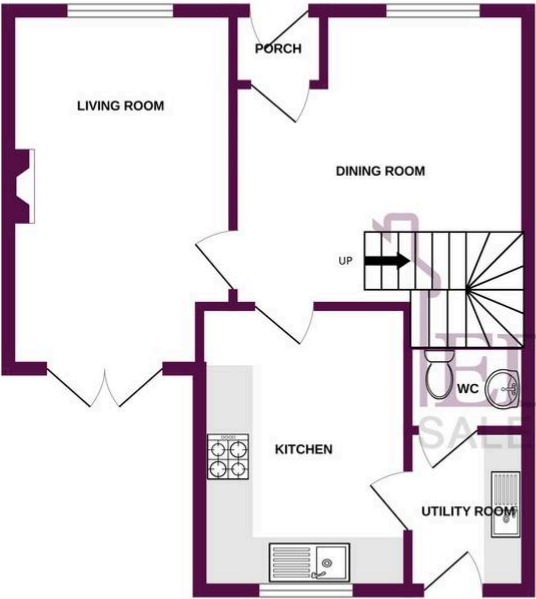
Bedroom Three

8' 10" x 7' 11" (2.70m x 2.42m)

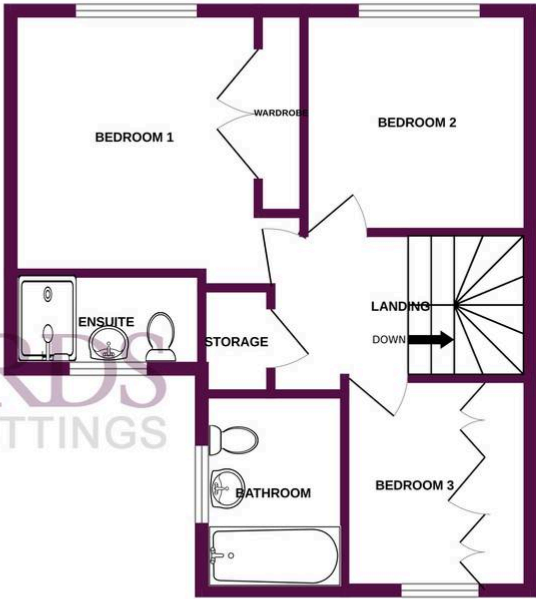
Bathroom

7' 10" x 6' 1" (2.40m x 1.85m)

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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