



Sinclair

7 Thimble Mill Close, Shepshed, Leicestershire, LE12 9GF

£439,000

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Superb Modern Detached Home
- Vacant with No Upward Chain
- Three Bathrooms
- Council Tax Band\*: New Build
- Built by James Maddison Homes 2021
- Four Double Bedrooms
- Open Plan Living Dining Kitchen
- Price: £439,000

## Overview

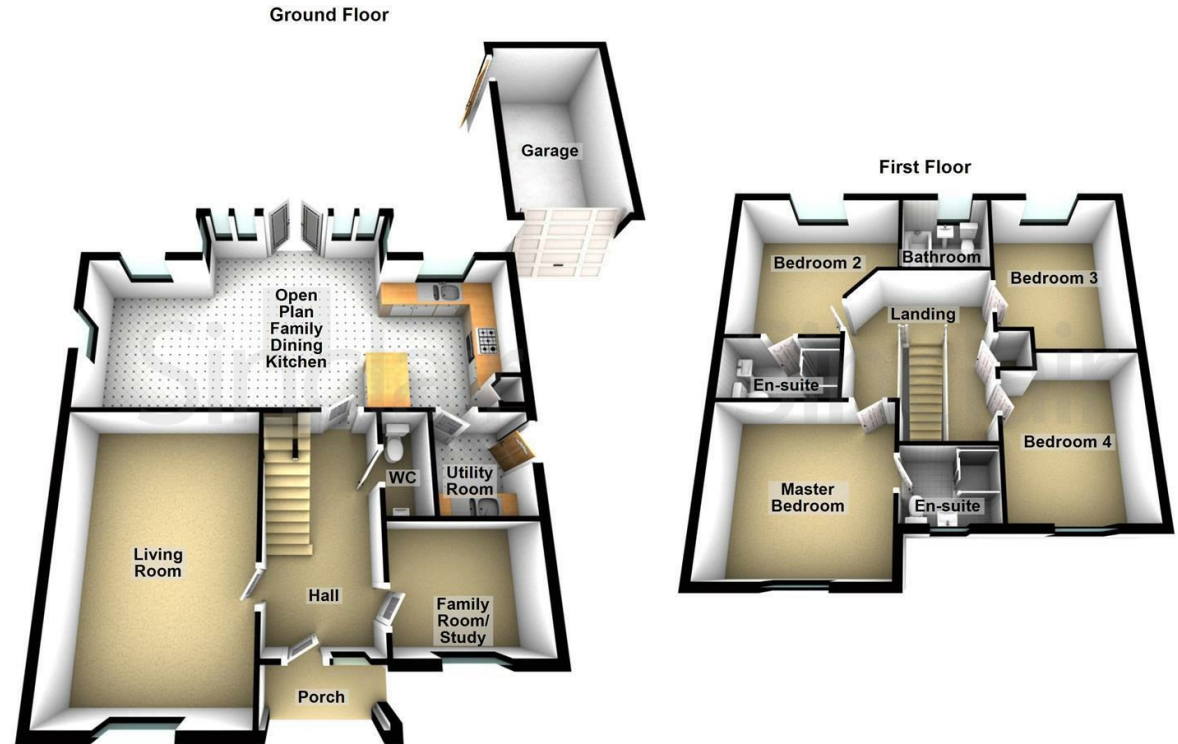
We are delighted to offer to the open market this impressive detached family home, enjoying a superb open plan family dining kitchen and four double bedrooms with en-suites to the master and guest bedroom. The property also enjoys generously proportioned rear garden which is quite rare for a new build. Further accommodation comprises, storm porch, reception hall, downstairs cloaks/WC, living room, family room/study and utility room. On the first floor the landing gives way to the four bedrooms, two en-suites and the family bathroom. Outside there is a driveway providing off road car standing leading to a detached brick built garage

## Location\*\*

Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; Oxley, St Botolph's, Newcroft and St Winefride's. Secondary schools; Hind Leys Community College and Shepshed High School. There are a number of sports teams including Shepshed Dynamo FC, Shepshed RFC and two cricket clubs. It is a well serviced town with an ASDA, Tesco Express, a number of local stores, restaurants/pubs and takeaways. Shepshed has excellent transport links located adjacent to junction 23 of the M1. Nearest Airport: East Midlands (7.4 miles). Nearest Train Station: Loughborough (5.5 miles) Nearest Town/City: Loughborough (5.3 miles)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

A traditional canopy porch with timber pillars and a brick base provides shelter over the wood grain opaque glazed front door with side panel which opens into the entrance hall.

### HALLWAY

13'7 x 7' (inc stairs) (4.14m x 2.13m (inc stairs))

A central hallway having a staircase with balustrade rising to the first floor, recess and storage cupboard beneath with light, electrical fuse board, phone point and internet hub. The hallway has recessed downlights, smoke alarm, gray oak effect vinyl floor and door though to the study.

### CLOAKROOM/WC

5'10 x 3' (1.78m x 0.91m)

Ground floor cloakroom accessed off the hallway, fitted with contemporary white suite with chrome fittings including a wash basin with mixer tap and tiled splashback and WC. Ceiling downlights, extractor fan, grey oak effect vinyl floor.

### STUDY

9' x 7'4 (2.74m x 2.24m)

An ideal home office and study situated at the front of the house with large window, phone point and grey oak effect vinyl floor

### LOUNGE

17'4 x 12' (5.28m x 3.66m)

A good size separate front reception room with a large window, TV and phone points, ceiling downlights, central heating thermostat and controls.

### LIVING DINING KITCHEN

29' x 14'7 (max) (8.84m x 4.45m (max))

Fantastic feature to the house is this large open plan living dining kitchen space flooded with natural light having several windows and opening out into a large square feature bay with floor to ceiling windows and a set of french doors opening out onto the paved terrace and rear garden. Flooring is finished in grey oak effect vinyl, TV and phone points, a mixture of ceiling pendants and downlights. The kitchen itself is fitted with a range of contemporary woodgrain cabinets and drawers with soft closes and contrasting darker wood effect worktops having matching upstands and stainless steel sink. A range of integrated appliances include a full size dishwasher, tall fridge freezer and a Bosch double oven with five burner gas hob and canopy extractor above having a glass splashback. Door leading through to the utility room.

### UTILITY ROOM

6' x 5'8 (1.83m x 1.73m)

Branching off of the kitchen the utility is fitted with matching cabinets and worktops with upstands and a stainless steel. Two appliances spaces are beneath ideal with white goods and with plumbing for washing machine, grey oak effect vinyl floor, extractor fan, opaque external door leading out to the drive and garage, gas central heating boiler within the wall cabinet.

### FIRST FLOOR

#### GALLERIED LANDING

12'2 (max) x 10'4 (3.71m (max) x 3.15m)

This central galleried landing has a balustrade with oak handrail surrounding the staircase, loft hatch, airing cupboard housing the pressurised megaflo hot water cylinder, doors leading to four double bedrooms and the main bathroom.

#### BEDROOM ONE

12'2 x 11'3 (3.71m x 3.43m)

A square main bedroom with window to front and door to the en-suite.

#### EN-SUITE

6'6 x 4'10 (1.98m x 1.47m)

Attractively tiled to the walls, vinyl floor, bathroom is fitted with a three piece suite with chrome fittings including WC, wash basin with mixer tap and a large shower with sliding enclosure and chrome thermostatic shower fitment, recessed and tiled shelf within the shower, extractor fan and ceiling downlights, heating towel rail and opaque window to front.

#### BEDROOM TWO

12'10 (max) x 11'8 (3.91m (max) x 3.56m)

Second double bedroom with a recess ideal for wardrobes, TV and phone points, window overlooking the rear garden and open views beyond, door to en-suite.

#### EN-SUITE

8'3 x 4'6 (2.51m x 1.37m)

Attractively tiled to the walls, vinyl floor, a contemporary suite with chrome fittings including WC, wash basin with mixer tap and large shower with sliding enclosure and recessed tiled shelf and chrome thermostatic shower fitment. Ceiling downlights, shaver point, extractor fan and chrome heated towel rail.

#### BEDROOM THREE

12'9 (max) x 9'9 (3.89m (max) x 2.97m)

Third double bedroom having a window to front overlooking the garden and open views beyond.

#### BEDROOM FOUR

11'6 (max) x 9'8 (3.51m (max) x 2.95m)

A fourth double bedroom with window to front.

#### MAIN BATHROOM

6'6 x 6' (1.98m x 1.83m)

Fully tiled to the walls with a vinyl floor and three piece contemporary suite with chrome fittings including WC, wash basin with mixer tap and a panel bath also with mixer tap, chrome thermostatic shower over and a hinged glazed shower screen. Extractor fan and ceiling downlights, opaque window to rear and a chrome heated towel rail.

#### OUTSIDE

Property is superbly positioned in this small and select residential development going through it's second phase of construction with this house occupying a generous plot including a lawned frontage with path leading up to the canopy porch and front door with coach light. A tarmac driveway provides space for up to three cars continuing along the side of the house with external door to the utility room, gate leading to the rear garden and a brick built single garage.

#### GARAGE

20' x 9'9 (6.10m x 2.97m)

A larger than average size detached and brick built single garage with a pitched tiled roof matching the house, up and over door, power points and lighting with fuse board, secondary opaque glazed door at the rear.

#### REAR GARDEN

Fantastic feature to the property is this good sized rear garden landscaped with a paved terrace and path leading up to the rear of the garage. The remainder of the garden is level and been laid to turf, enclosed by timber panel fencing and neighbouring brick walls, all affording an open aspect and views across the neighbouring fields and countryside.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

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### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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## Thinking of Selling?

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