



Sinclair

'Blackbrook Meadow', PLOT 14 Thimble Mill Close (Off Oakley Road), Shepshed, Leicestershire, LE12 9GF

£415,000

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

## Property at a glance

- Stunning New Build Development
- Master En - Suites
- Downstairs Cloaks/ WC's
- Council Tax Band\*:
- 3, 4 & 5 Bedroom Homes
- Open Plan Family Dining Kitchens
- Near Countryside & Walks
- Price: £415,000

## Overview

This attractive bay fronted detached family home providing well proportioned accommodation which in brief comprises reception hall, living room, separate study, downstairs cloakroom/WC and open plan family dining kitchen with separate utility room off. On the first floor landing gives way to four double bedrooms (with en-suite to master) and a family bathroom. Outside there are gardens to the front and rear, driveway providing off road car standing and detached single garage.

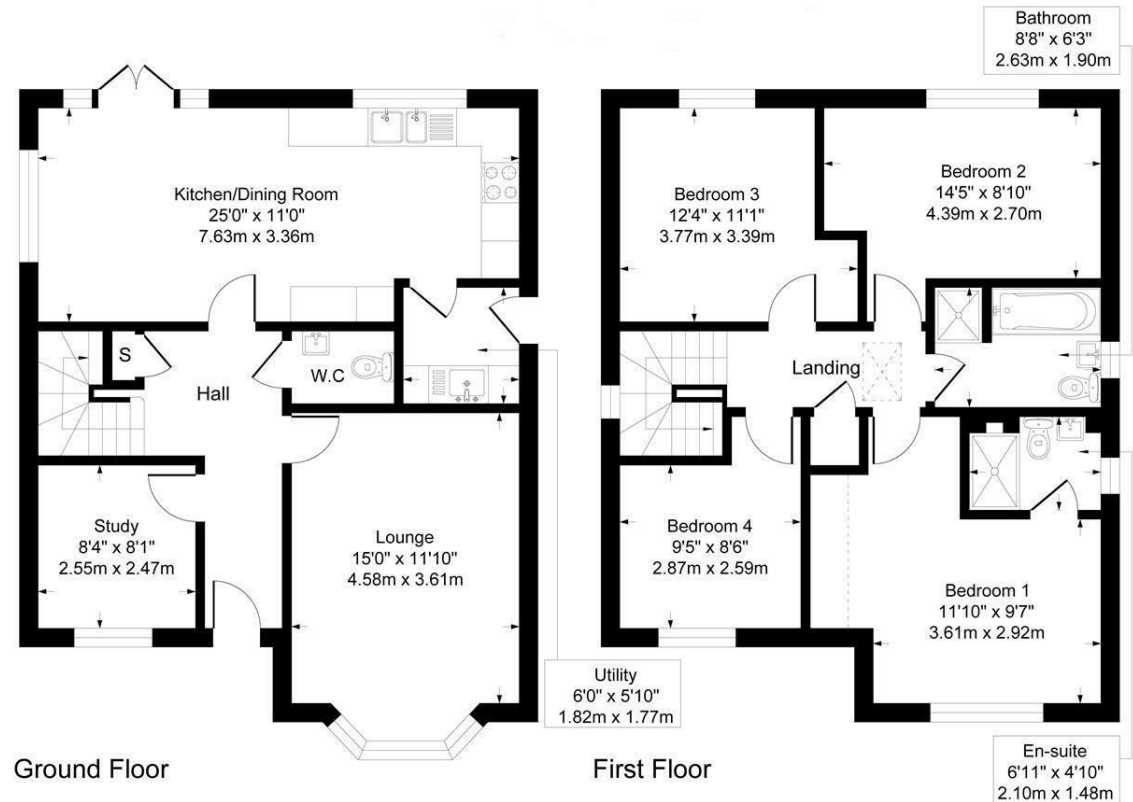
Blackbrook Meadow is nestled on the edge of Shepshed overlooking beautiful rolling countryside with a wide range of shops, country pubs, primary and secondary schools just a short distance away. This prime sought after location offers pleasant country lane walks around the corner and excellent transport links including the M1 Motorway network at junction 23/24, M42 and A50 along with East Midlands Airport and Parkway Mainline Rail link close by.

## 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.



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

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## Detailed Accommodation

Entrance door though to reception hall.

### RECEPTION HALL

The reception hall gives way to living room, separate study, downstairs cloakroom/WC and an open plan family dining kitchen with utility room off.

### LIVING ROOM

15' x 11'8 (not including bay window) (4.57m x 3.56m (not including bay window))

uPVC double glazed window to the front elevation, radiator.

### STUDY

8'4 x 8'1 (2.54m x 2.46m)

uPVC double glazed window to the front elevation, radiator.

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a white two piece suite comprising low flush WC and wash hand basin, radiator.

### OPEN PLAN FAMILY DINING KITCHEN

24'8 x 11'1 (7.52m x 3.38m)

A super open space with dining and kitchen areas. The kitchen area has uPVC double glazed window to the rear elevation, the dining area has radiator and uPVC double glazed french patio doors to the rear elevation accessing the garden. From the kitchen there is access to the utility room. The utility room is 5'8 x 5'8.

### FIRST FLOOR

Landing is access via a dog legged staircase with uPVC double glazed window to the side elevation offering natural light to the space. The landing gives way to four double bedroom, with en-suite to master and a family bathroom. There is an airing cupboard.

### MASTER BEDROOM

14'5 (max) 9'6 (min) x 15'4 (4.39m (max) 2.90m (min) x 4.67m)

uPVC double glazed window to the front elevation, radiator, door accessing the en-suite shower room.

### EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white three piece suite including a shower, low flush WC and wash hand basin, uPVC double glazed window to the side elevation.

### BEDROOM TWO

14'4 x 8'9 (4.37m x 2.67m)

uPVC double glazed window to the rear elevation, radiator.

### BEDROOM THREE

11'2 x 10'1 (3.40m x 3.07m)

uPVC double glazed window to the rear elevation, radiator.

### BEDROOM FOUR

9'2 x 8'5 (2.79m x 2.57m)

uPVC double glazed window to the front elevation, radiator.

### FAMILY BATHROOM

Fitted with a white four piece suite comprising panel bath, separate shower cubicle, low flush WC and wash hand basin, uPVC double glazed window to the side elevation.

### OUTSIDE

To the outside of the property there are gardens to the front and rear and a driveway providing off road car standing which in turn leads to a single garage.




The Claydon	The Stamford	HT 1500
The Mayfield	The Hanbury	2B(SO) 3B(SO)
The Beaumont	The Gaddesby	2B(SO) 3B(SO)
The Sudbury	HT 1430	1B(R)

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<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

All images are computer generated for illustration purposes.

They are intended for guidance only and may be subject to change.

Measurements provided are from drawings only to give an approximate guide on proportions.

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