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'Blackbrook Meadow', PLOT 16 Thimble Mill Close (Off Oakley Road), Shepshed, Leicestershire, LE12 9GF

£470,000

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Property at a glance

- New Build Detached
- 3 Bathrooms
- Downstairs Cloaks/ WC's
- Council Tax Band*:
- 4 Double Bedrooms
- 3 Reception Rooms
- Super Open Plan Family Dining Kitchen
- Price: £470,000

Overview

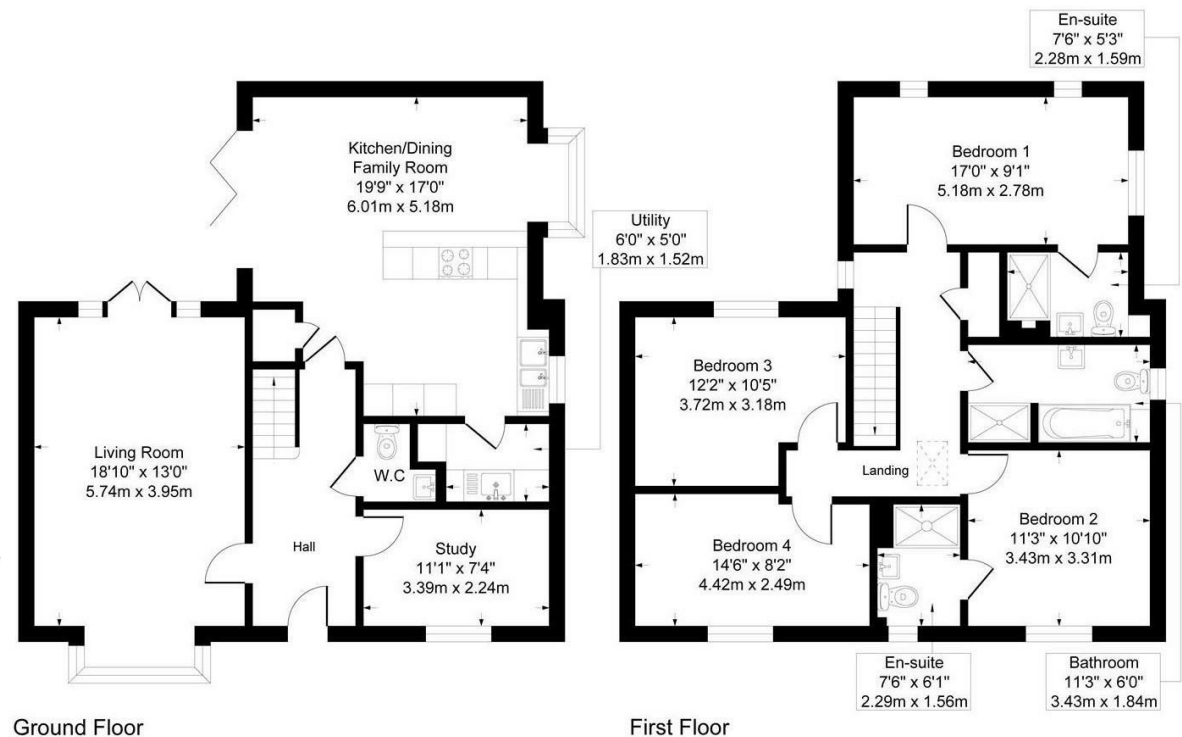
This double gable and bay fronted detached family home offers well proportioned accommodation which in brief comprises open reception hall, living room, study, downstairs cloakroom/WC and super open plan family living kitchen with bi-fold doors and feature bay window in addition to a separate utility room. On the first floor landing gives way to four double bedrooms with en-suite to both master and guest bedroom two; and a further family bathroom. Outside there are gardens to the front, side and rear, a driveway providing off road car standing and access to the detached 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.



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

DETAILED ACCOMMODATION

There is uPVC double glazed contemporary entrance door through to the reception hall.

RECEPTION HALL

Offers a pleasant open space to the property with doors accessing the main living room, study, downstairs cloakroom/WC and the open plan family living dining kitchen (with utility room off). There is a radiator.

LIVING ROOM

18'6 x 12'7 (not including bay window) (5.64m x 3.84m (not including bay window))

There is uPVC double glazed bay window, two radiators, double french uPVC double glazed doors overlooking and accessing the garden.

STUDY

10'11 x 7'5 (3.33m x 2.26m)

uPVC double glazed window to the front elevation, radiator.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a contemporary white two piece suite comprising low flush WC and pedestal hand basin. There is a radiator.

OPEN PLAN FAMILY DINING KITCHEN

19'1 x 16'8 (maximum measurements) (5.82m x 5.08m (maximum measurements))

This super open plan space has sitting dining and kitchen areas. The kitchen has a one and a half bowl single drainer sink unit with cupboards under, fitted units to the base level with a modern work surface and matching upstand which continues to the breakfast bar area with inset hob an oven under and suspended extractor over. There is a further bank of tall standing units housing the fridge freezer, built in dishwasher and uPVC double glazed window. The living and dining area has a uPVC double glazed bay window, radiator and a series of bifold doors overlooking and accessing the garden. From the kitchen there is access to the utility room.

UTILITY ROOM

There is a single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer. There is a wall mounted concealed gas boiler.

FIRST FLOOR

A landing area gives way to four double bedrooms (with an en-suite to the master and guest bedroom 2) and a further family bathroom, airing cupboard housing hot water system. There is uPVC double glazed window and radiator.

MASTER BEDROOM

16'11" x 8'11 (5.16m x 2.72m)

uPVC double glazed windows to two elevations, radiator and door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a double width shower cubicle with thermostatic shower and built in shelving set to the tiled walls. There is a low flush WC, pedestal wash hand basin and a radiator.

BEDROOM TWO

11'1" x 10'9" (3.38m x 3.28m)

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

EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white three piece suite comprising double width shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin. There is a radiator and uPVC double glazed opaque glass window.

BEDROOM THREE

13' x 10'3" (maximum measurements) (3.96m x 3.12m (maximum measurements))

uPVC double glazed window overlooking the garden, radiator.

BEDROOM FOUR

14'4" x 8'1" (4.37m x 2.46m)

uPVC double glazed window, radiator.

FAMILY BATHROOM

Fitted with a white four piece suite comprising double width shower cubicle with thermostatic shower, panel bath with chrome mixer taps, low flush WC and pedestal wash hand basin. There is a radiator, part tiled walls and splashbacks.

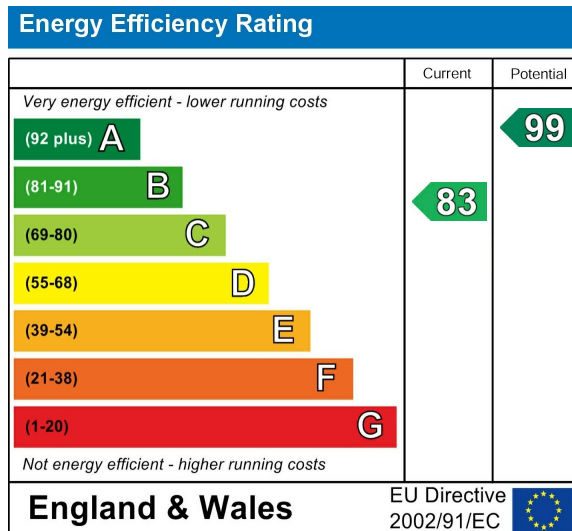
OUTSIDE

To the front of the property is a graveled area with iron railings to the boundary which continues to the side and lawned garden. There is gated access leading to the rear garden. The rear garden wraps around the property with fenced boundaries and offers privacy to the plot. Situated towards the rear of the plot is a double width driveway providing off road parking for four cars in addition to a dethatched and brick built garage.



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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.

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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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