



Sinclair

'Blackbrook Meadow', PLOT 15 Thimble Mill Close (Off Oakley Road), Shepshed, Leicestershire, LE12 9GF

£387,000

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Property at a glance

- New Build Family Home
- Master En - Suite
- Detached Garage
- Council Tax Band*:
- 4 Bedrooms
- Open Plan Family Dining Kitchens
- Ease of Access To Town Centre
- Price: £387,000

Overview

This bay fronted four bedroom family home enjoys a generously proportioned rear garden and internal accommodation comprises a reception hall, downstairs cloakroom/WC, living room and a 21'7" long open plan family dining kitchen with utility room off. On the first floor a landing gives way to four bedrooms with en-suite to master and a family bathroom.

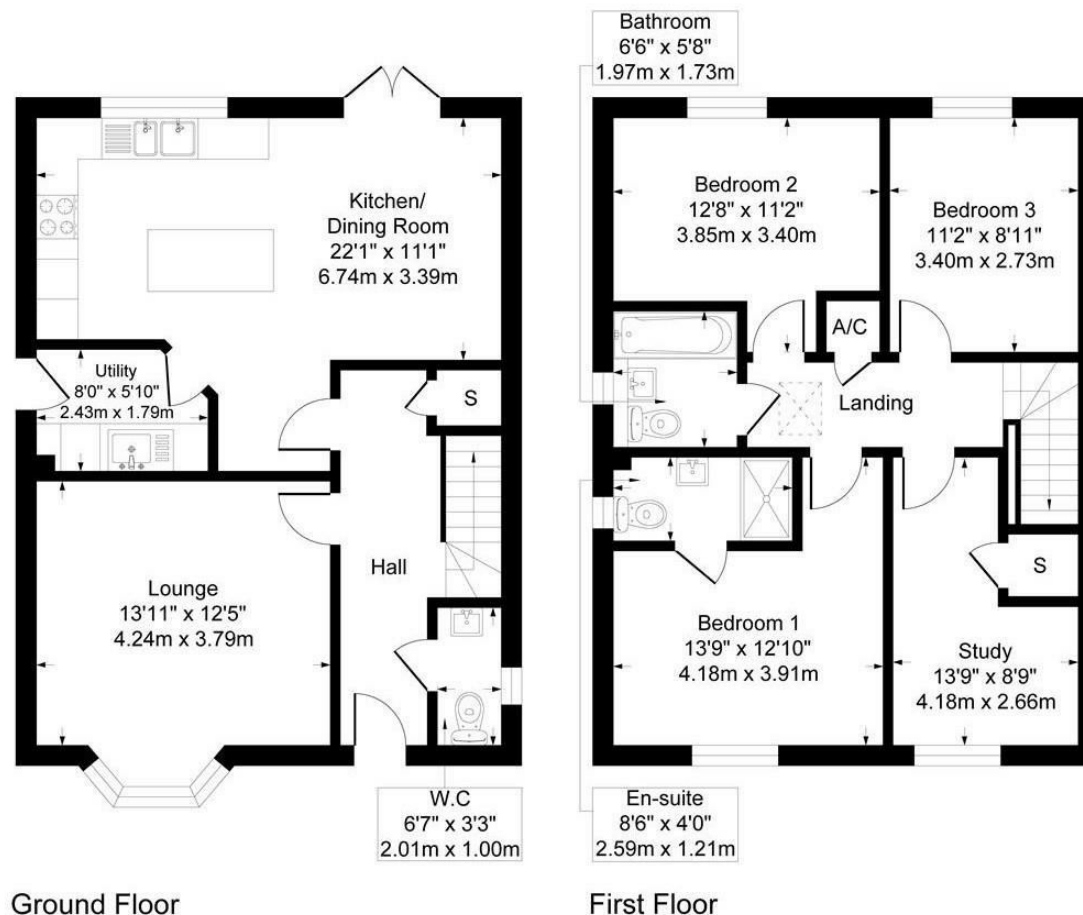
Blackbrook Meadow is nestled on the edge of Shepshed overlooking beautiful rolling countryside with a wide range of shops, country pubs, primary and secondary schools just a short distance away. This prime sought after location offers pleasant country lane walks around the corner and excellent transport 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

DETAILED ACCOMMODATION

Entrance door through to the reception hall.

RECEPTION HALL

The reception hall gives access to a downstairs cloakroom/WC, living room and an inner lobby area. The inner lobby access the open plan family dining kitchen and utility room.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a white two piece suite comprising low flush WC and wash hand basin, uPVC double glazed window to side elevation.

LIVING ROOM

13'7 x 12'2 (not including bay window) (4.14m x 3.71m (not including bay window))

uPVC double glazed bay window to front elevation, radiator.

OPEN PLAN FAMILY DINING KITCHEN

21'8 x 10'11 (not including the room entry) (6.60m x 3.33m (not including the room entry))

There is plenty of light to the room with windows to two elevations one of which overlooks the garden and a set of uPVC double glazed french doors accessing the garden. There is a fitted kitchen with a bank of storage units, a one and a half bowl single drainer sink unit, a hob with oven under and an extractor fan over, dishwasher, fridge and freezer. There is access to the utility room.

FIRST FLOOR

Landing gives way to four bedrooms (with en-suite to master) and family bathroom.

MASTER BEDROOM

12'8 x 9'1 (not including room entry) (3.86m x 2.77m (not including room entry))

The master bedroom has recessed areas to accommodate wardrobe and cupboards. There is uPVC double glazed window, radiator and door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a double width shower cubicle with inset shelving built to the tiled walls, low flush WC and pedestal wash hand basin, radiator.

BEDROOM TWO

12'5 x 8'1 (3.78m x 2.46m)

uPVC double glazed window overlooking the garden, radiator and recessed area to accommodate wardrobe/cupboards.

BEDROOM THREE

12'5 x 8'1 (not including room entry) (3.78m x 2.46m (not including room entry))

uPVC double glazed window overlooking the garden, radiator, recessed area to accommodate wardrobes/cupboards.

BEDROOM FOUR

8'7 x 13'6 (not including room entry) (2.62m x 4.11m (not including room entry))

Section 1 8'7 x 6'5 Section 2 6'11 x 5'1.

This room is an L shaped and has the benefits of a built in wardrobe/cupboard.

FAMILY BATHROOM

Fitted with a white three piece suite comprising panel bath with chrome taps, low flush WC and pedestal wash hand basin, uPVC double glazed opaque glass window, heated chrome towel rail.

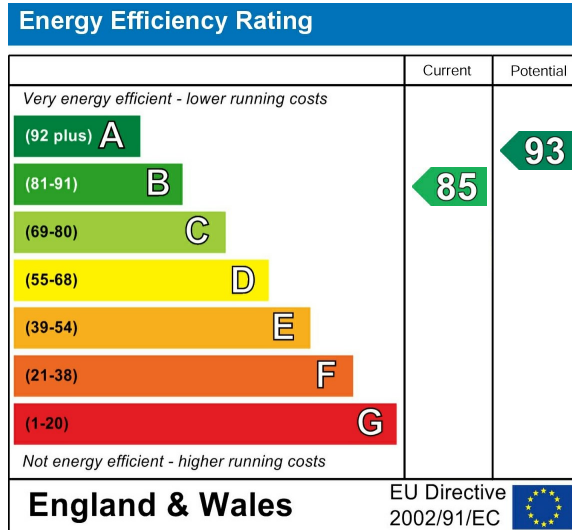
OUTSIDE

The property enjoys a generously proportioned rear garden with fenced boundaries and gated access leading to the driveway providing off road parking which in turn leads to the detached brick built garage.



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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

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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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