



# 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

- New Build Family Home
- Master En - Suite
- Detached Garage
- Council Tax Band\*:
- 4 Bedrooms & End Ptot
- Open Plan Family Dining Kitchen
- Near Countryside & Walks
- Price: £415,000

## Overview

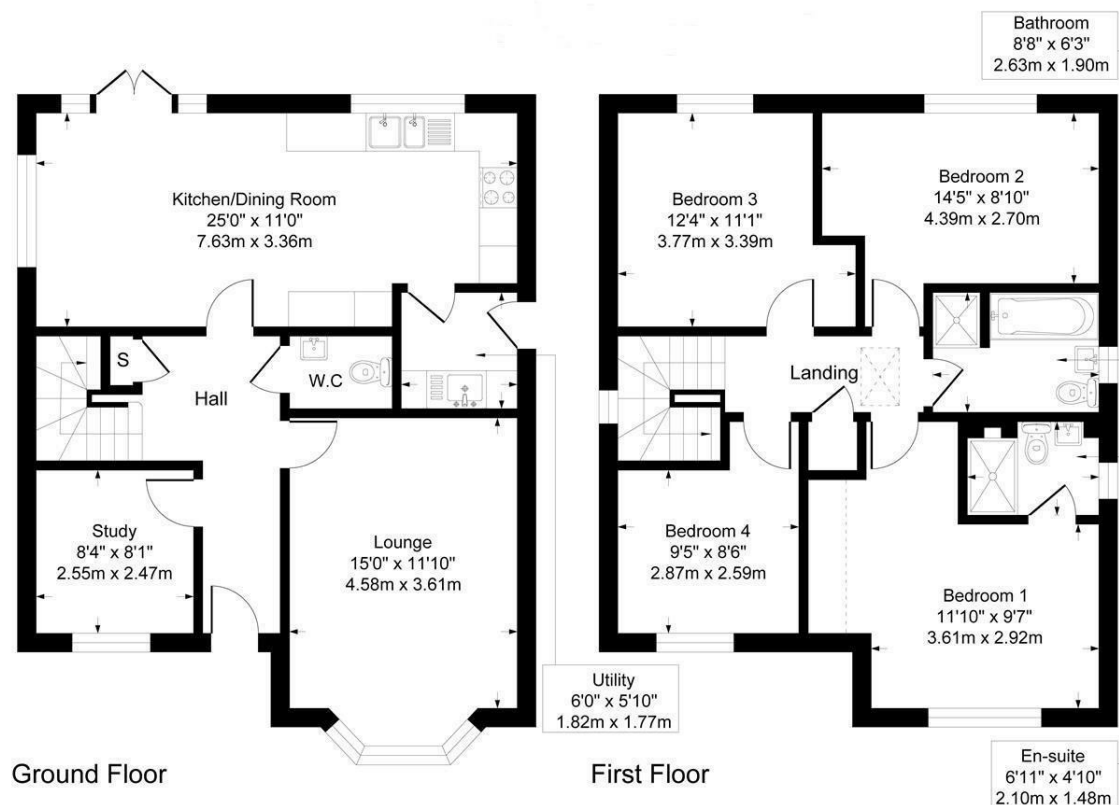
Occupying a pleasant position at the end of the row this bay fronted detached family home has a pleasant front garden with tree lined side boundaries in addition to a well proportioned rear garden which is hard to find on the newer built estates. internally the accommodation opens to a pleasant reception hall area which gives access to the living room study downstairs cloakroom/WC and the open plan family dining kitchen. On the first floor a landing gives way to four double bedrooms with En-Suite shower room to the master and a family bathroom.

## 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.

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

Sinclair



## Detailed Accommodation

### DETAILED ACCOMMODATION

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

### RECEPTION HALL

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

### LIVING ROOM

14'10' x 11'7' (not including bay window) (4.52m' x 3.53m (not including bay window))

uPVC double glazed bay window, radiator.

### STUDY

8'1 x 7'10 (2.46m x 2.39m)

uPVC double glazed window, 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

24'7 x 10'9 (7.49m x 3.28m)

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.

### UTILITY ROOM

Has a single drainer stainless steel sink unit with chrome mixer tap over, wood affect work surfaces matching the kitchen, plumbing for washing machine, space for a tumble dryer, radiator and access to the driveway and garage.

### FIRST FLOOR

A landing gives way to four double bedrooms with en-suite to the master and a family bathroom. There is a uPVC double glazed window to the stairwell bringing natural light to the space. There is an airing cupboard housing the hot water system.

### MASTER BEDROOM

15'2 x 14'7 max 11'7 min (4.62m x 4.45m max 3.53m min)

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

14'3 x 8'8 (4.34m x 2.64m)

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

### BEDROOM THREE

11' x 9'11 (3.35m x 3.02m)

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

### BEDROOM FOUR

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

uPVC double glazed window, radiator.

### FAMILY BATHROOM

Fitted with a four piece suite comprising panel bath with chrome taps and stylish tiled surround, low flush WC and pedestal wash hand basin and a tiled shower cubicle with thermostatic shower. There is a heated chrome towel rail and uPVC double glazed opaque glass window.

### OUTSIDE


The property occupies an end position on the row with lawned gardens to the front and a generously proportioned rear gardens. There is fenced boundaries and tree lined side boundaries. There is a driveway providing off-road parking which in turn leads to a detached brick built garage.



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

Sinclair

## 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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## 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

# Sinclair

**Thinking of Selling?**  
For a free valuation of your property with no obligation  
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: [shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)