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'Blackbrook Meadow', PLOT 10 Thimble Mill Close (Off Oakley Rd),  
Shepshed, Leicestershire, LE12 9GF

£270,000

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
- Nearby Countryside & Walks
- Price: £270,000

## Overview

Thimble Mill Close enjoys a range of detached and semi-detached homes comprising 3, 4 and 5 bedrooms, with fully fitted kitchens, en-suites to the master bedrooms and a guest cloakroom to the ground floor. These modern homes offer spacious living areas for today's lifestyle for singles, couples and families alike.

Plot 10 - an attractive gable fronted new build semi detached family home comprising entrance hall, living room, downstairs cloaks/WC, open family dining kitchen, three bedrooms (with en-suite to master) and a family bathroom. Outside front and rear gardens and a driveway providing off road car standing.

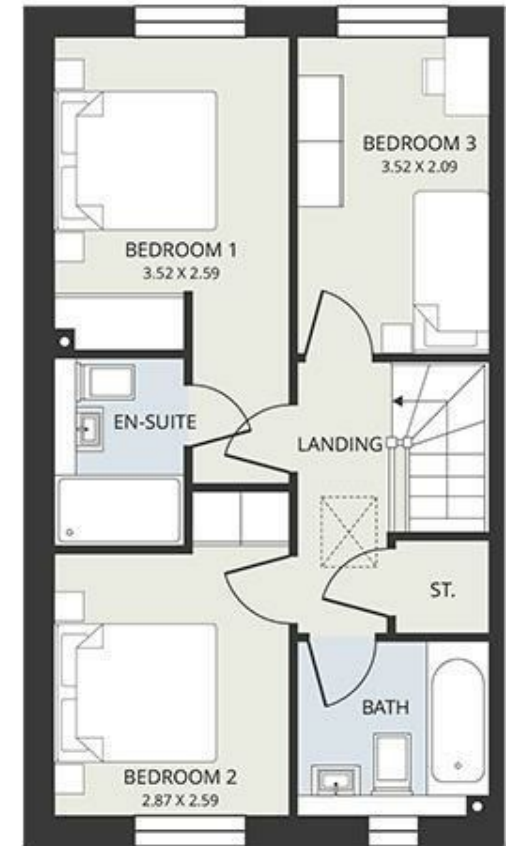
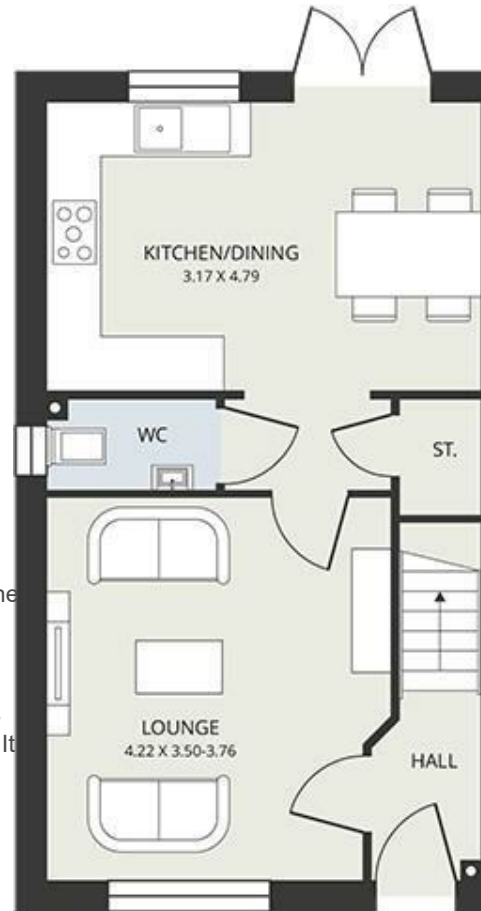
Blackbrook Meadow is nestled on the edge of Shepshed overlooking beautiful rolling countryside whilst the centre just a short distance away has a wide range of shops, country pubs, primary and secondary schools. This prime sought after location offers pleasant country lane walks around the corner and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



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## Detailed Accommodation

### ENTRANCE HALL

With entrance door through to the entrance hall, door access the living room, stairs to the first floor and radiator.

### LIVING ROOM

14'10" x 12'5" (4.52m x 3.78m)

uPVC double glazed window to the front elevation, radiator, inset spotlights to ceiling and door access and inner hall.

### INNER HALL/LOBBY

Gives way to an under stairs storage cupboard, downstairs cloakroom/WC and open access to the open plan kitchen diner.

### DOWNSTAIR CLOAKS/WC

Fitted with a white two piece suite comprising low flush WC, wash hand basin with chrome mixer tap, chrome heated towel rail and uPVC double glazed opaque window to the side elevation.

### OPEN PLAN DINING KITCHEN

15'7" x 10'6" (4.75m x 3.20m)

The kitchen area has a one and a half bowl single drainer sink unit, uPVC double glazed window to the rear elevation overlooking the garden, there is a range of fitted units to the wall and base, integrated hob with extractor fan over. Wall mounted concealed gas boiler, plumbing for appliances. To the dining area there is radiator and high level sockets to accommodate a wall mounted TV, uPVC double glazed double door accessing the rear garden.

### FIRST FLOOR

Landing gives way to three bedrooms with en-suite to the master, a family bathroom and storage cupboard. Loft access hatch.

### MASTER BEDROOM

9'7" x 8'7" (not including room entry or recess for wardrobe) (2.92m x 2.62m (not including room entry or recess))

uPVC double glazed window to the rear elevation, radiator, recessed area for wardrobes 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 a double width walk-in shower, low flush WC and wash hand basin with chrome mixer tap, chrome heated towel rail, tiled walls, uPVC double glazed opaque glass window to the side elevation.

### BEDROOM TWO

9'6" x 8'6" (not including recessed area for wardrobe) (2.90m x 2.59m (not including recessed area for wardrobe))

uPVC double glazed window to the front elevation, radiator, recessed area to accommodate wardrobes.

### BEDROOM THREE

11'4" x 6'9" (3.45m x 2.06m)

uPVC double glazed window to the rear elevation overlooking the garden, radiator.

### FAMILY BATHROOM

Fitted with a white three piece suite comprising panel bath with chrome mixer tap, low flush WC and wash hand basin with mixer tap, heated towel rail and uPVC double glazed opaque glass window to the front elevation.

### OUTSIDE

To the front of the property there is a tandem Tarmac driveway providing off road car standing. Gated side access leading to the rear. To the rear of the property there is a garden with patio area, timber screened fencing and rear wall.




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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