



Sinclair



14 Charnian Way, Shepshed, Leicestershire, LE12 9GP

Offers Over £300,000

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Property at a glance

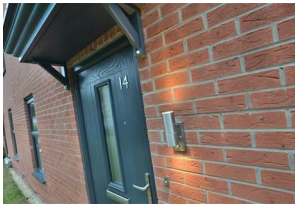
- Four Double Bedrooms
- Feature Open Plan Dining Kitchen
- Driveway and Garaging
- Council Tax Band*: D
- Master En-Suite
- Select Development
- Sought After Location
- Price: £300,000

Overview

Situated on this select development off the ever popular Iveshead Road this beautifully kept, generously proportioned semi-detached family home offers show home accommodation which in brief comprises a Receptions Hall, downstairs cloakroom, WC, Living room and an open plan family Dining/Kitchen which provides a particular feature of sale. On the first floor the landing gives way to three DOUBLE bedrooms, a family Bathroom whilst the TOP floor opens to a Master Suite. Outside there are landscaped gardens, driveway which provides OFF-ROAD parking and a brick built garage with electric light and power. A STUNNING PROPERTY. EPC TBC

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; Iveshead School 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

GROUND FLOOR

Entrance Hall

Composite entrance door with inset security spy hole and double glazed opaque glass window through to the reception hall.

Reception Hall

Tiled flooring, radiator, balustrade staircase accessing the first floor, understairs storage cupboard, doors accessing the downstairs cloakroom/WC, living room and the open plan family dining kitchen.

Downstairs Cloakroom/WC

Is fitted with a low flush WC and pedestal wash handbasin with chrome mixer tap, continued tiled flooring from the hallway and radiator.

Living Room

15'8" x 10'7" (4.78m x 3.23m)

uPVC double glazed window to the front elevation with pleasant front aspect, a radiator, wood effect flooring.

Open Plan Dining Kitchen

18'7" x 11'9" (5.66m x 3.58m)

This room is a particular feature of sale by having a stunning contemporary styled open plan dining kitchen. The dining kitchen has a one and half bowl single drainer stainless steel sink unit with chrome stylish swan neck tap over, cupboards under which are handleless, units to the wall and base with soft close hand drawers and a range of integrated appliances including a Bosch induction hob with extractor fan over, wine cooler, fridge and freezer, dishwasher and a double Bosch, eye level electric fan assisted oven and grill along with a pantry store cupboard. There are wooden work surfaces with matching upstands which extend to a breakfast bar area. There is tiled flooring continuing from the hallway throughout the dining kitchen, radiator, uPVC double glazed doors overlooking and accessing the garden. A wall mounted and concealed gas fed boiler.

FIRST FLOOR

Landing

Gives way to three double bedrooms and a family bathroom and an airing cupboard housing the hot water system. uPVC double glazed window to the side elevation bringing natural light to the landing and a radiator. Stairs accessing the master suite.

Bedroom Two

13'11" x 8'9" (4.24m x 2.67m)

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

Bedroom Three

13'8" x 8'9" (4.17m x 2.67m)

uPVC double glazed window to the front elevation with pleasant outlook, radiator.

Bedroom Four

11'10 (max)x10'8" (min 9'6") (3.61m (max)x3.25m (min 2.90m))

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

Family Bathroom

Fitted with a contemporary white three piece suite comprising a panelled bath with chrome mixer tap and thermostatic shower over, low flush WC and pedestal wash hand basin with chrome mixer tap, heated chrome towel rail, wall mounted touch screen mirror light, tiled flooring, uPVC double glazed opaque glass window to the front elevation.

SECOND FLOOR

Landing area

Opens to the Master suite.

Master Bedroom Area

18'3" (max 14'8" x 10'9" (5.56m (max 4.47m) x 3.28m)

Two uPVC double glazed Dorma windows to the front elevation with pleasant aspect, two radiators and a range of fitted wardrobes and cupboards. Wood effect flooring and door accessing the en-suite shower room.

En-Suite Shower Room

Fitted with a white contemporary three piece suite comprising a walk in shower cubicle with thermostatic shower, low flush WC, pedestal wash hand basin with chrome mixer tap, tiled flooring and a double glazed Velux skylight window.

OUTSIDE

Front

The property is situated towards the head of a Cul-de-sac with a pleasant treelined front aspect. A front garden and a driveway providing off-road parking which in turn leads to the brick built garage. The brick built garage has an up and over door, electric light and power. Front the driveway there is gated access to the rear garden.

Rear Garden

Has been relandscaped, slabbed patio areas and garden beyond laid mainly to lawn. A gravel pathway with railway sleeper edging. The pathway leads to a further patio area towards the rear of the garden.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 600610



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