



Sinclair

4 Lapwing Close, Shepshed, Leicestershire, LE12 9WA

£287,000

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Property at a glance

- Pleasant Cul-de-sac Position
- Master En-suite
- Air Conditioning
- Council Tax Band*: D
- Three Double Bedrooms
- Landscape Rear Garden
- Utility and Downstairs WC
- Price: £287,000

Overview

Occupying a pleasant cul-de-sac position on the estate this three double bedroom detached family home enjoys the benefits of air conditioning and in brief comprises: reception hall, front to rear living room, an open plan family dining kitchen with utility cupboard and access to the utility room and downstairs cloaks/WC. On the first floor a landing gives way to three double bedrooms with an en-suite to the master bedroom, and a family bathroom. Outside there is a pleasant rear landscape gardens with mature plantings, decking area with pergola. To the front of the property there is a low maintenance garden, a driveway providing off road parking which in turn leads to the detached garage.

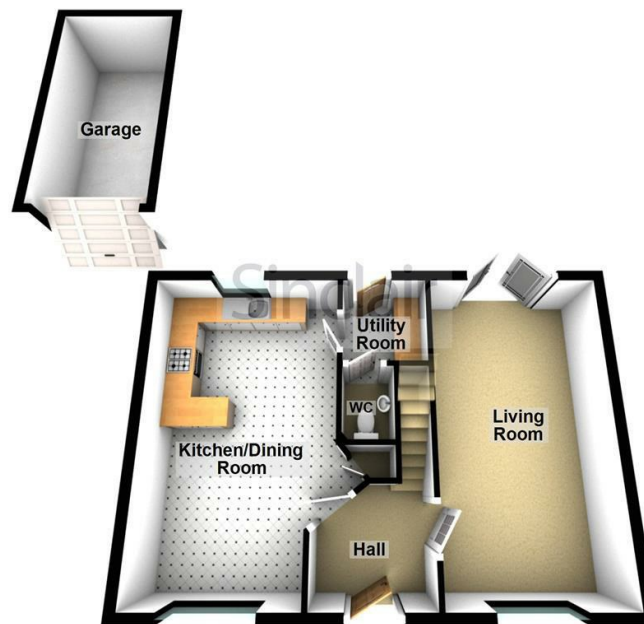
Location**

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)

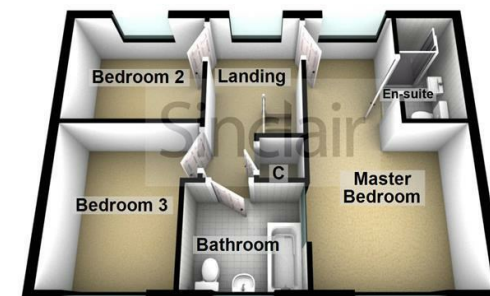


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

DETAILED ACCOMMODATION

uPVC double glazed entrance door through to the reception hall.

RECEPTION HALL

Stairs accessing the first floor, cloaks hanging space and a door accessing the living room and open plan dining kitchen.

LIVING ROOM

18'6 x 10'3 (5.64m x 3.12m)

uPVC double glazed window, radiator, uPVC double glazed French patio doors overlooking and accessing the rear garden.

OPEN PLAN KITCHEN DINER

18'6 x 9'3 (5.64m x 2.82m)

uPVC double glazed window to the dining area, radiator. The fitted kitchen has a one and a half bowl single drainer stainless steel sink unit with chrome swan neck style mixed tap over and cupboards under, fitted units to the wall and base, a roll edge wood effect work surface with matching upstand. There is a stainless steel gas hob with oven under and extractor fan over, plumbing for a dish washer, uPVC double glazed window overlooking the garden, radiator, space for a tall standing fridge freezer, built in utility cupboard and access to the utility room.

UTILITY ROOM

6'5 x 5'1 (1.96m x 1.55m)

Has matching base units to the kitchen, roll edge wood effect work surface, plumbing for washing machine, wall mounted gas fed boiler, uPVC double glazed stable style door accessing the garden and access to the downstairs cloak/WC.

CLOAK/WC

Fitted with a low flush WC and pedestal wash hand basin.

FIRST FLOOR

A landing gives way to three double bedrooms (with en-suite to master bedroom), family bathroom and an over stair storage cupboard, radiator and uPVC double glazed window overlooking the garden, loft access hatch.

MASTER BEDROOM

10'5 x 10'5 (main area) (3.18m x 3.18m (main area))

uPVC double glazed window, radiator and air conditioning unit.

The master bedroom area is entered by a generous lobby area with uPVC double glazed window overlooking the garden and door accessing the en-suite shower room. The lobby area is 8'3 x 6'1.

EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising double width shower cubicle with door screening and thermostatic shower, low flush WC, pedestal wash hand basin, uPVC double glazed opaque glass window and radiator.

BEDROOM TWO

10'8 x 8'4 (3.25m x 2.54m)

uPVC double glazed window, radiator.

BEDROOM THREE

9'4 x 7'8 (2.84m x 2.34m)

uPVC double glazed window overlooking the garden, radiator.

BATHROOM

Fitted with a white three piece suite comprising panel bath with thermostatic shower over and shower screening, low flush WC, pedestal wash hand basin, tile splash back, radiator, uPVC double glazed opaque glass window.

OUTSIDE

To the front of the property two planting areas with a railway sleeper, central pathway leading to the entrance door. To the side of the property there is a tandem driveway providing off road parking which in turn leads to the garage and gated access to the rear garden. The rear garden is a particular feature of sale being landscaped with slabbed patio areas, a raised timber decking area with pergola over, mature plantings to the rear providing privacy to the rear aspect. There is an outside water tap and electric power supplies.

The garage is detached and brick built with electric light and power and an up and over door.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

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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

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Photographs

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It should be noted by prospective purchasers that there may be a service/ maintenance charge planned for the upkeep of the communal areas for the estate. Currently this is not in place as the site is still under the ownership of Persimmon Homes

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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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