



Sinclair

15 Woodpecker Way, Shepshed, Leicestershire, LE12 9WF

£327,500

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Property at a glance

- Beautifully Kept Family Home
- Master En-suite
- Utility Room and WC
- Council Tax Band*: D
- Four Bedrooms
- Hot Tub Area and Summer House
- Two Reception Rooms
- Price: £327,500

Overview

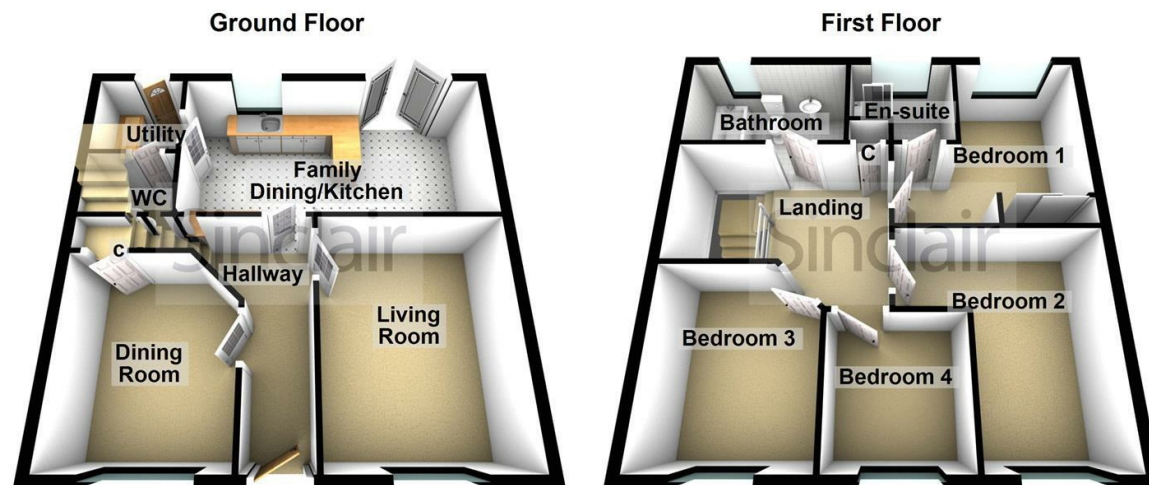
A beautifully kept family home with landscape gardens, a built in hot tub area (included in sale) and summer house. Internally the accommodation comprises a reception hall, living room, dining room, open plan family dining kitchen, separate utility room and downstairs WC: on the first floor a generously proportioned open landing gives way to four bedrooms (en-suite to master) and a family bathroom. Outside there are the aforementioned landscaped gardens, a driveway providing off road parking and garage located to the rear of the plot. EPC AWAITED.

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 school; Iveshead School and 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

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uPVC double glazed entrance door through to the reception hall.

Reception Hall

Having radiator and gives way to the living room, separate dining room and the open plan family dining kitchen (with utility room and WC off).

Living Room

13'4 x 10'8 (4.06m x 3.25m)

uPVC double glazed window, radiator.

Separate Dining Room

10'10 x 9'11 (3.30m x 3.02m)

uPVC double glazed window, radiator and an understairs storage cupboard.

Open Plan Family Dining Kitchen

20'3 x 9'7 (6.17m x 2.92m)

There is a seating area with uPVC double glazed french patio doors overlooking and accessing the garden. This area would also accommodate a dining table and chairs. There is a radiator. The fitted kitchen has a one and a half bowl single drainer sink unit with mixer tap over and cupboards under, there is a range of fitted units to the wall and base, wood effect roll edge work surface with matching upstand and Neff induction hob with oven under and extractor fan over, plumbing for dishwasher and space for a tall standing fridge freezer, uPVC double glazed window overlooking the garden. There is a door accessing the utility room.

Utility Room

6'2 x 5'5 (1.88m x 1.65m)

There are matching units to the kitchen and wood effect roll edge work surface with matching upstands, plumbing for washing machine, wall mounted gas fed boiler, radiator, door accessing the garden and door accessing the downstairs cloaks/WC.

Downstairs Cloaks/WC

Fitted with a white two piece suite comprising low flush WC and pedestal wash hand basin, radiator and uPVC double glazed opaque glass window.

First Floor

On the first floor a pleasant open landing area gives way to four bedrooms (with master en-suite), family bathroom and airing cupboard. uPVC double glazed window and a loft access hatch with pull down ladder leading to a boarded loft space, electric light.

Master Bedroom

10'10 x 9'7 not including room entry and to front (3.30m x 2.92m not including room entry and to front)

uPVC double glazed window overlooking the garden, radiator, a range of wardrobe/cupboards, feature wood slat panel wall with inset led lighting, a door access the en-suite.

En-suite

Fitted with a white three piece suite comprising walk-in shower cubicle with thermostatic shower, a vanity unit with low flush WC with concealed cistern and a sink unit with cupboards under. There is a wall mounted mirror fronted cupboard with led lighting, heated chrome towel rail, uPVC double glazed opaque glass window.

Bedroom Two

11'4 x 8'8(not including room entry) (3.45m x 2.64m(not including room entry))

uPVC double glazed window, radiator.

Bedroom Three

9'11 x 8'11 (3.02m x 2.72m)

uPVC double glazed window, radiator.

Bedroom Four

7'8 x 7'10 (2.34m x 2.39m)

uPVC double glazed window, radiator (this room is currently used as a dressing room).

Family Bathroom

Fitted with a white three piece suite comprising panelled bath with combination shower tap and shower screening, low flush WC, pedestal wash hand basin, radiator, uPVC double glazed opaque glass window.

Outside

To the front of the property there is a low maintenance gravelled garden. To the rear the garden has been beautifully landscaped with Indian stone slabbed patio areas surround a central artificial lawned space, there is a raised timber decking area with built in hot tub/hydrotherapy pool (included in the sale). There is raised planting beds, outdoor lighting and power and a summer house/star wars themed bar (for the inner jedi within you). With electric light and power double doors and addition windows to two elevations. There is gated access which in turn leads to a driveway providing off road parking and detached garage located to the rear of the plot with electric light and power.

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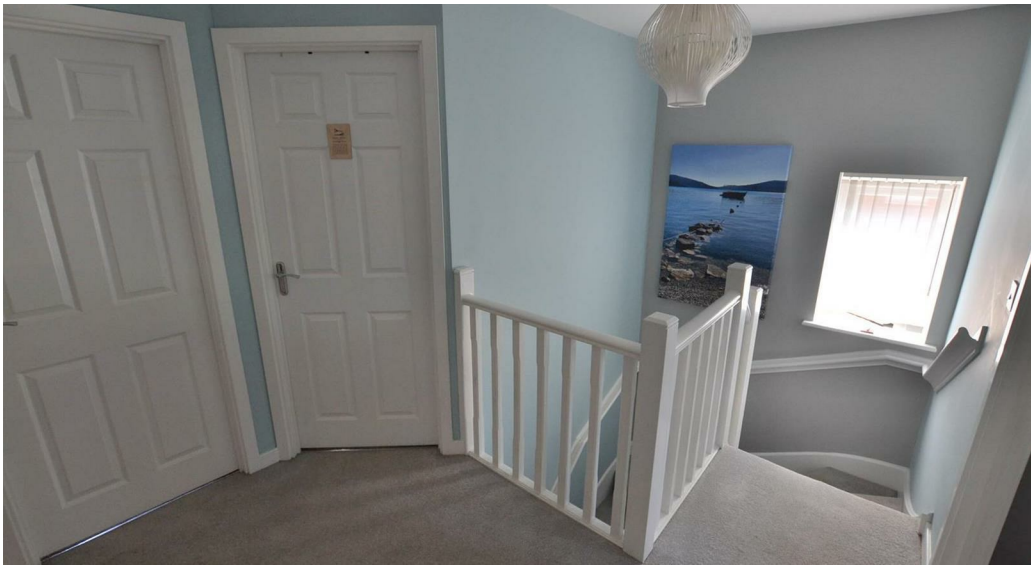
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Energy Efficiency Rating

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

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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.

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