



Sinclair

3 Marigold Crescent, Shepshed, Leicestershire, LE12 9WP

£410,000

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Property at a glance

- Favoured Residential Location
- Home Office/Study
- Master En-Suite
- Council Tax Band*: E
- Four Double Bedrooms
- Downstairs w.c. and utility
- Feature Family Living Dining Kitchen
- Price: £410,000

Overview

Occupying a pleasant position on the estate with a tree lined front aspect, this detached family home offers well proportioned accommodation, which in brief comprises storm porch, reception hall, downstairs cloakroom/w.c., home office/study, living room and feature open plan family living dining kitchen (with utility room off). On the first floor an open landing space gives way to four double bedrooms with a en suite to the master; and a family bathroom. Outside there is a driveway providing off road parking with additional secure parking beyond the double gates, a detached garage and rear landscaped garden. EPC RATING B.

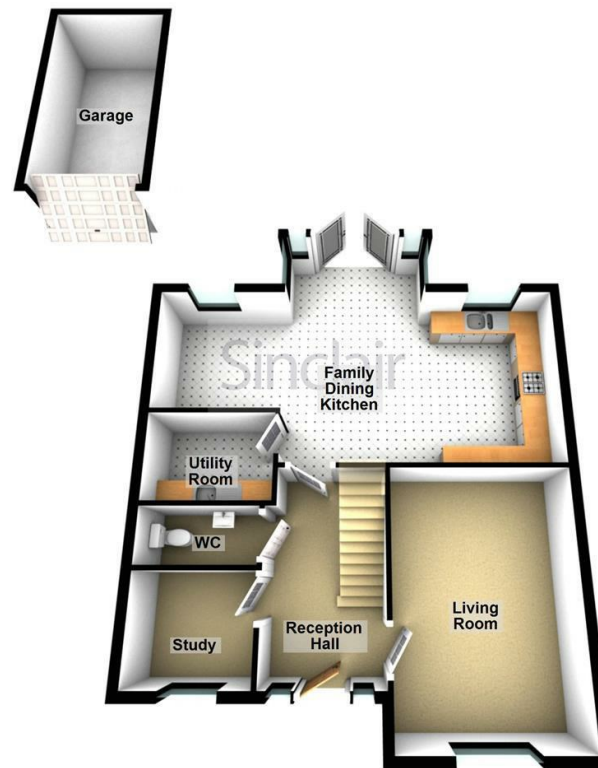
Location**

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

Canopy Storm Porch

With composite entrance door, accessing the reception hall.

Reception Hall

A pleasant welcome to the property with wood effect Karndean flooring throughout the entire ground floor. Feature panelling to the balustrade staircase, bespoke shoe/drawer storage solutions to the under stair area. Storage cupboard. There is a radiator and doors accessing the downstairs cloakroom/w.c, study, living room and the super open plan family living dining kitchen (with utility room off).

Downstairs cloakroom/w.c.

Fitted with a white two piece suite comprising low flush w.c. and wash hand basin.

Home office/Study

7'6 x 6'6 (2.29m x 1.98m)

With uPVC double glazed window, radiator.

Living Room

15'10 x 11'4 (4.83m x 3.45m)

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

Open Plan Family Living Kitchen

26'7 x 16'10 maximum 11'9 minimum (into bay) (8.10m x 5.13m maximum 3.58m minimum (into bay))

This super open plan living space has kitchen, dining and sitting areas. The kitchen is fitted with a one and half bowl single drainer stainless steel sink unit with mixer tap over and cupboards under, a range of fitted units to the walls and base, rolled edged work surface and stylish tiled surround, a range of integrated appliances including a five ring stainless steel gas hob with extractor over and pan drawer storage under, dishwasher and fridge freezer. Double eye-level oven and grill.

To the dining area there is feature panelling to the walls and a bay with central double doors overlooking and accessing the garden. Radiator.

The sitting area has feature panelling to walls, radiator, uPVC double glazed window,

Utility Room

Fitted with a single drainer stainless steel sink unit with cupboards under, matching units to the kitchen, rolled edge work surface with upstand and tiled splash backs. Plumbing for washing machine, space for tumble dryer. Radiator. Door accessing the driveway and garaging.

First Floor

There is an open and spacious landing area with uPVC double glazed window bringing light to the space,

radiator. Loft access hatch with pull down ladder leading to a boarded loft. The landing gives way to four double bedrooms, (with en suite to master), family bathroom with four piece suite. There is an airing cupboard housing the hot water system.

Master Bedroom

12'9 x 11'4 (3.89m x 3.45m)

With uPVC double glazed window with pleasant outlook, radiator. Door accessing a spacious walk in wardrobe and door to the en suite shower room.

En Suite Shower Room

The en suite shower room is fitted with a white three piece suite comprising double width shower cubicle with thermostatic shower, low flush w.c., wash hand basin and heated towel rail.

Bedroom Two

11'2 x 10'1 to front of wardrobes/cupboards (3.40m x 3.07m to front of wardrobes/cupboards)

With uPVC double glaze window overlooking the garden, radiator and double built in wardrobe/cupboard.

Bedroom Three

13'0 x 7'0 to front of wardrobe/cupboard (3.96m x 2.13m to front of wardrobe/cupboard)

With uPVC double glazed window overlooking the garden, radiator. built in wardrobe/cupboard

Bedroom Four

9'7 x 8'5 (2.92m x 2.57m)

With uPVC double glazed window with pleasant outlook, radiator.

Family Bathroom

The family bathroom is fitted with a white four piece suite comprising, panelled bath with chrome mixer tap, walk in shower cubicle with thermostatic shower, low flush w.c. wash hand basin and heated towel rail.

Outside

To the outside of the property is a front garden, a driveway providing off road car standing with EV charging point. There is double gated vehicular access to the side of the property providing further secure parking and access to the detached brick built garage.

The rear garden has been landscaped with a patio area spanning the width of the property, there is a newly laid lawn beyond (August 2025) railway sleeper edging and further planting beds with a variety of plants and shrubs. There is a further tier to the rear, with planted fruit trees and a sunken trampoline area. The garage is detached and brick built with electric light and power and an up and over door.

SPECIAL NOTE TO PURCHASERS

It should be noted by prospective purchasers that there is a Management Contribution charge of £220.00 per annum for the upkeep of the Estate and Communal Park Areas.

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Energy Efficiency Rating

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

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* 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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