



'Blackbrook Meadow', PLOT 11 Thimble Mill Close (Off Oakley Road),
Shepshed, Leicestershire, LE12 9GF

£264,500

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Stunning New Build Development
- Master En - Suite
- Downstairs Cloaks/ WC's
- Council Tax Band*:
- 3 Bedroom Semi Detached
- Open Plan Family Dining Kitchens
- Nearby Countryside & Walks
- Price: £264,500

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.

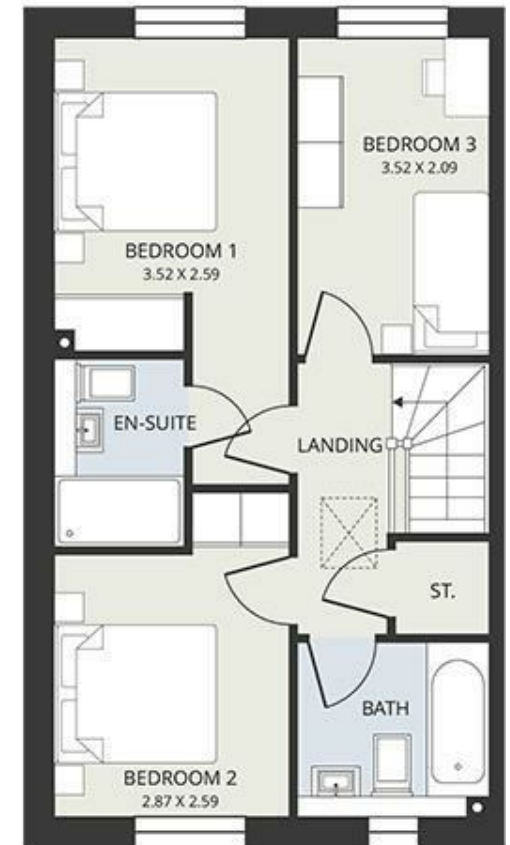
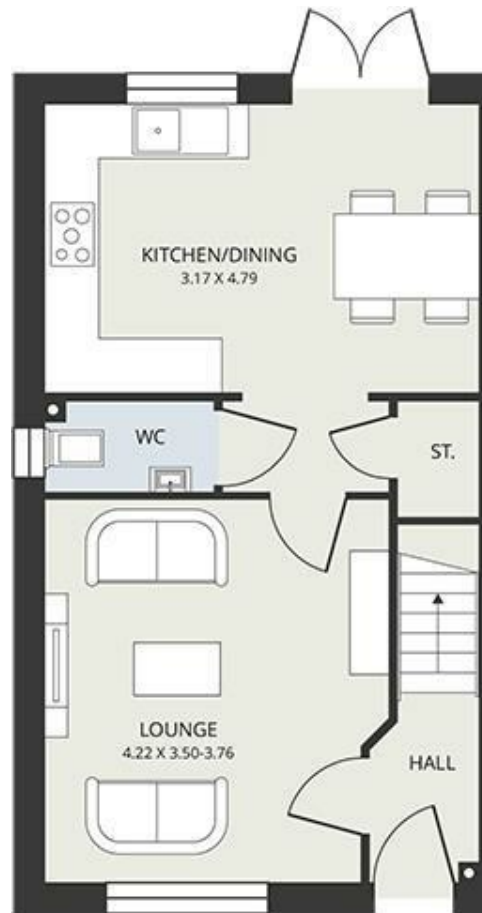
Plot 11 - an attractive three bedroom semi detached family home comprising entrance hall, living room, downstairs cloaks/WC, open family dining kitchen, three bedrooms (with en-suite to master) and a family bathroom. Outside front and rear gardens and a driveway providing off road car standing.

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**



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



'Blackbrook Meadow', PLOT 11 Thimble Mill Close (Off Oakley Road), Shepshed, Leicestershire,

Sinclair

Detailed Accommodation

Detailed Accommodation

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

LIVING ROOM

14' x 13'1 (4.27m x 3.99m)

uPVC double glazed window to the front elevation, radiator 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, radiator and uPVC double glazed window to the side elevation.

OPEN PLAN DINING KITCHEN

15'9 x 10'5 (4.80m x 3.18m)

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. To the dining area there is radiator and 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

11'7 x 8'6 (3.53m x 2.59m)

uPVC double glazed window to the rear elevation, radiator 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 walk-in shower, low flush WC and wash hand basin, uPVC double glazed opaque glass window to the side elevation.

BEDROOM TWO

9'5 x 8'6 (2.87m x 2.59m)

uPVC double glazed window to the front elevation, radiator.

BEDROOM THREE

11'7 x 7' (3.53m x 2.13m)

uPVC double glazed window to the rear elevation, radiator.

FAMILY BATHROOM

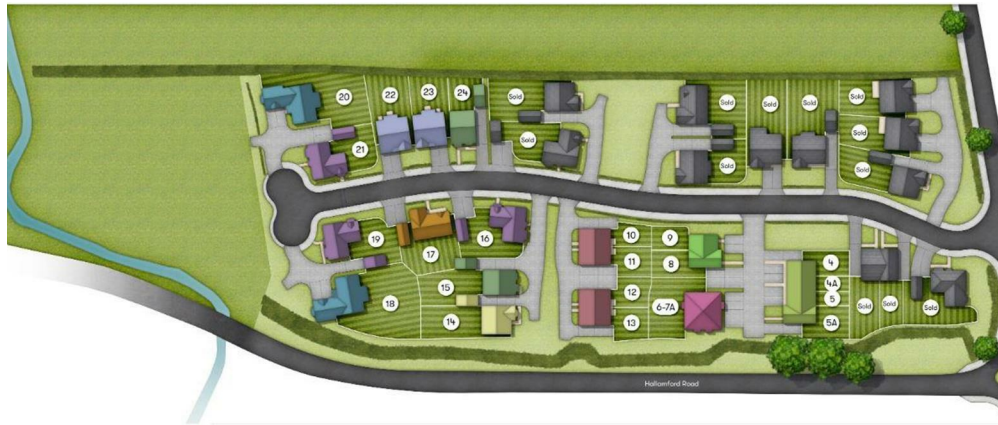
Fitted with a white three piece suite comprising panel bath, low flush WC and wash hand basin, radiator and uPVC double glazed opaque glass window to the front elevation.

OUTSIDE

There are gardens to the front and rear and driveway providing off road car standing.

'Blackbrook Meadow', PLOT 11 Thimble Mill Close (Off Oakley Road), Shepshed, Leicestershire,
LE12 9GF

Sinclair



- | | | |
|--------------|--------------|---------------|
| 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) |



'Blackbrook Meadow', PLOT 11 Thimble Mill Close (Off Oakley Road), Shepshed, Leicestershire,
LE12 0GF

Sinclair



'Blackbrook Meadow', PLOT 11 Thimble Mill Close (Off Oakley Road), Shepshed, Leicestershire,
LE12 8GF

Sinclair



'Blackbrook Meadow', PLOT 11 Thimble Mill Close (Off Oakley Road), Shepshed, Leicestershire,
LE12 0GF

'Blackbrook Meadow', PLOT 11 Thimble Mill Close (Off Oakley Road), Shepshed, Leicestershire,
LE12 0GF

Sinclair

'Blackbrook Meadow', PLOT 11 Thimble Mill Close (Off Oakley Road), Shepshed, Leicestershire,
LE12 0GF

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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.

Referral Fee Disclosure

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.

Sinclair

Thinking of Selling?

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



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk