

Smithy Way

Shepshed, Loughborough, LE12 9TQ

John German





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Guide Price £335,000

Boasting two reception rooms as well as a conservatory with underfloor heating, this spacious family home benefits from an en suite to the principle bedroom. Providing easy access to local amenities, Shepshed is well placed for access to the M1 and A42.



The Leicestershire market town of Shepshed offers a range of amenities within easy reach of Smithy Way, these include local shops, cafes, eateries, leisure facilities and both primary and secondary schools. The town is steeped in history, with the parish Church of Saint Boltoph dating to the 11th century. Shepshed is well placed for commuters offering access to junction 23 of the M1 - providing road links to Leicester, Nottingham and further afield. East Midlands Airport is located approximately 7 miles away.

Set back from the road with a tarmac driveway, the adjacent low maintenance frontage is laid with slate chippings, offering ample off-road parking. There is also a garage with up and over door to the front which also houses the central heating boiler. The recessed porch has a UPVC front door, opening to the entrance hallway with Karndean flooring running through. From here stairs rise to the first floor with doors, off to the lounge, kitchen and under stairs guest cloakroom.

The main reception space is bright and inviting having a bay window to the front aspect and feature fireplace with surround. Double doors open to the separate dining room which offers a more formal reception space. From here, access is given to the conservatory at the rear, offering views out over the garden and boasting underfloor heating. Comprising a range of two-tone wall and base level storage units and work surface over, the stylish and well presented kitchen incorporates range of integrated appliances, including Neff oven, Neff microwave, gas hob and overhead extractor. The sink and drainer unit is positioned beneath the window overlooking the rear garden with the dining area having patio doors opening out to the garden.

To the first floor, the landing gives access to the four well proportioned bedrooms and family bathroom. Bedroom one boasts extensive integrated storage, having a window to the front aspect and the benefit of its own ensuite shower room comprising an enclosed shower cubicle, low-level WC, hand wash basin and heated towel rail. Bedroom four also offers integral storage, being a good sized single that would also lend itself well to use as a study/office, providing a space for home working. Servicing the bedrooms is the smartly appointed family bathroom with tiling to the floor and walls and hosting a white suite with panelled bath and shower over, WC, hand wash basin and heated towel rail.

Externally, the rear garden offers a block paved patio to the immediate rear with the remainder laid largely to lawn. This is flanked by borders hosting a variety of plants and shrubs. Gated access leads round to the driveway.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas central heating
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

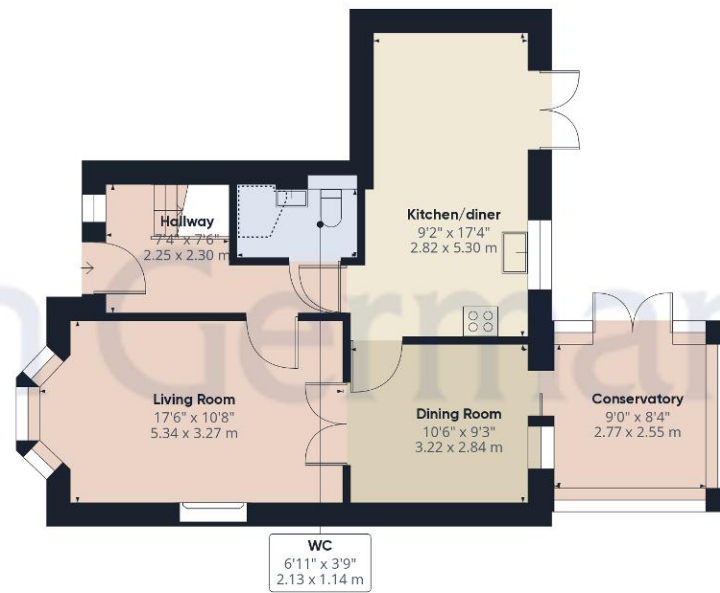
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31012024

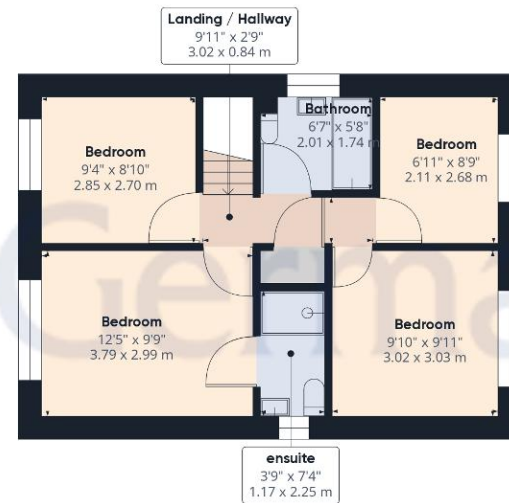
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1132.1 ft²
105.18 m²

Reduced headroom

8.73 ft²
0.81 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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