



10 Charnian Way, Shepshed - LE12 9GP

£350,000 Freehold

Impressive 3 year old detached · Large stylish living dining kitchen · Generous full length lounge · With twin french doors to garden · Four bedrooms · Master en-suite shower room · Corner plot overlooking mature trees · Quiet, edge of village cul-de-sac · Driveway and single garage · Close to countryside walks

Hallway

14' 10" x 6' 6" (4.51m x 1.98m)

Lounge

20' 1" x 10' 6" (6.13m x 3.19m)

Living Dining Kitchen

20' 1" x 11' 6" (6.13m x 3.51m)

Utility Room

7' 11" x 3' 3" (2.42m x 1.00m)

WC

6' 11" x 2' 11" (2.11m x 0.88m)

Bedroom 1

En-suite Shower Room

4' 11" x 4' 10" (1.50m x 1.48m)

Bedroom 2

10' 7" x 10' 6" (3.23m x 3.19m)

Bedroom 3

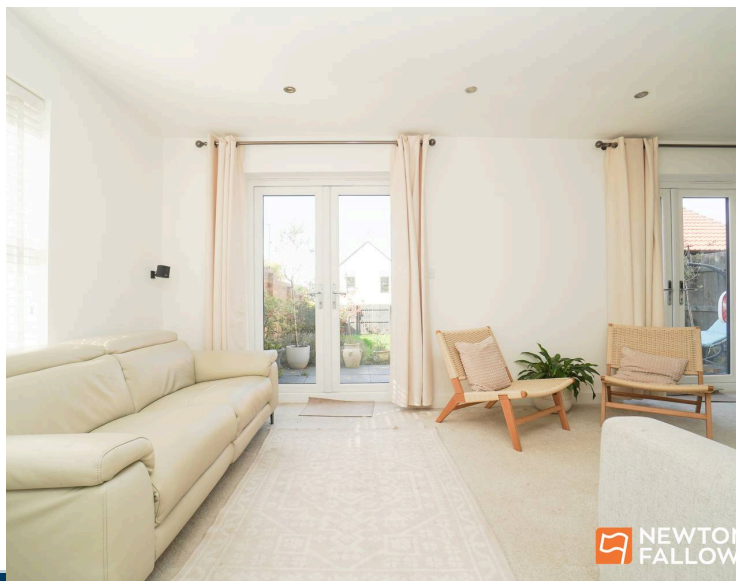
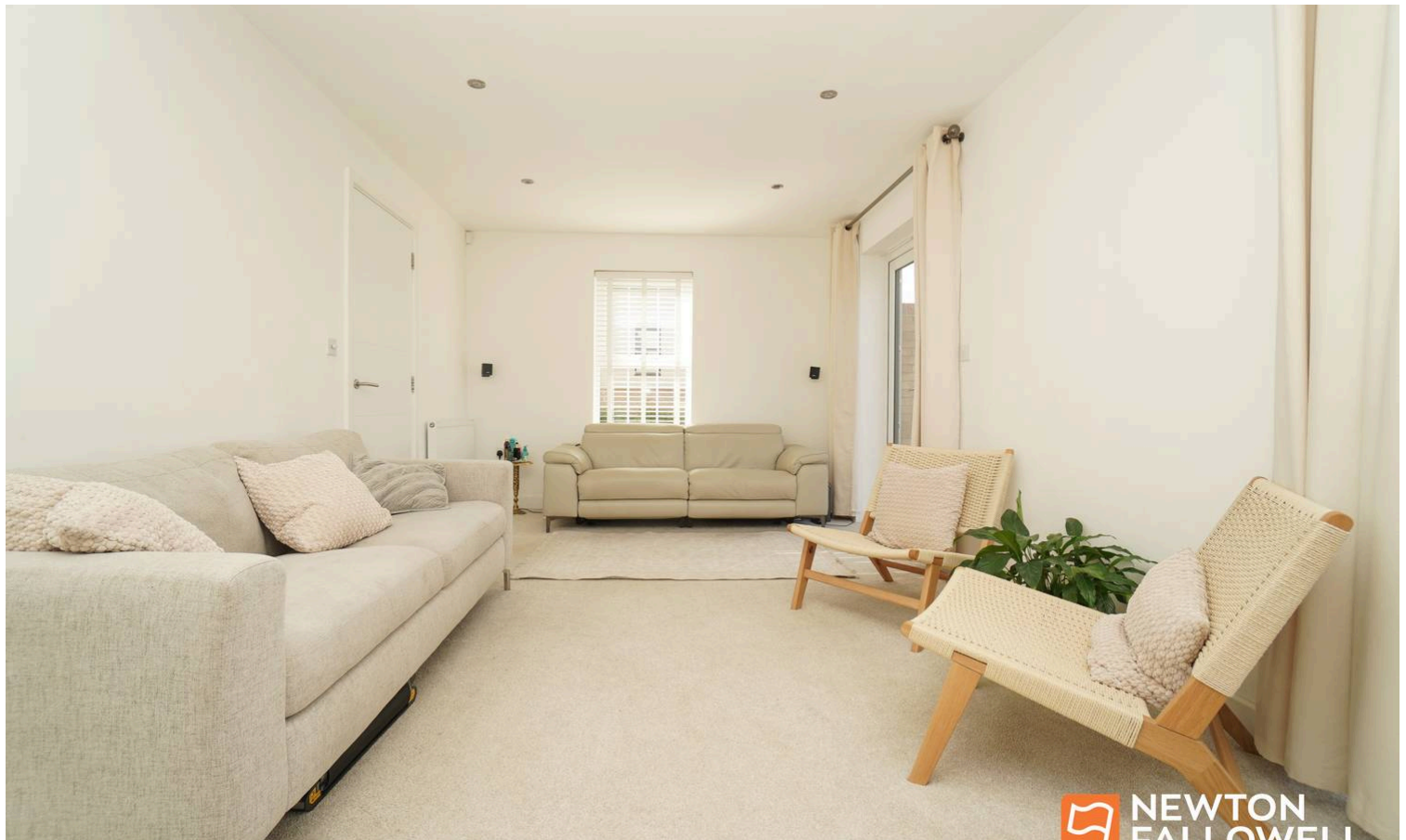
9' 8" x 9' 4" (2.94m x 2.85m)

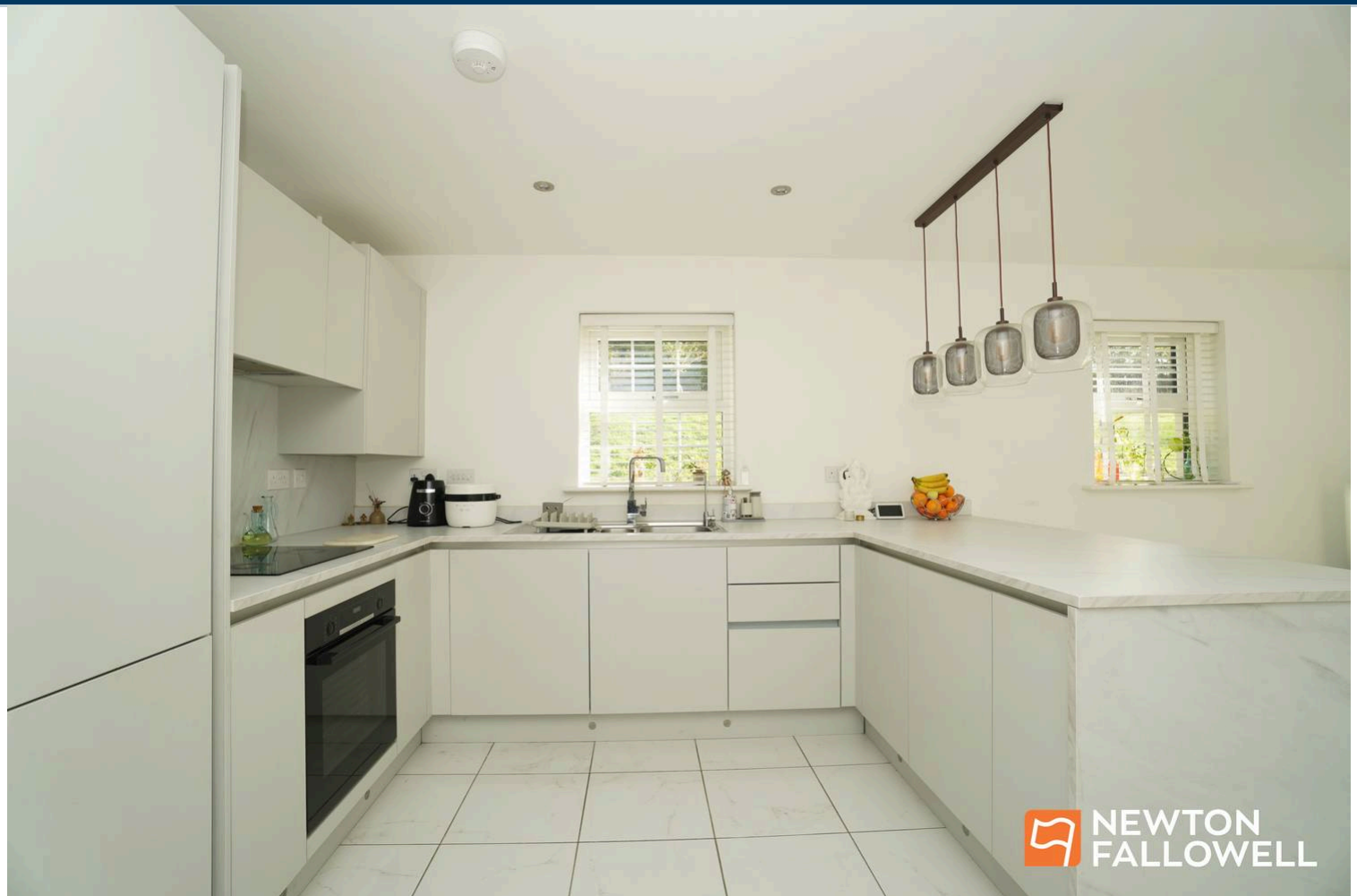
Bedroom 4

9' 4" x 8' 9" (2.85m x 2.66m)

Bathroom

7' 6" x 5' 6" (2.28m x 1.67m)





Tucked away in a peaceful cul-de-sac on the edge of the village, this beautifully presented four-bedroom detached home occupies a corner plot, giving it an enviable sense of space. With windows aplenty and the house positioned to make the most of the sun as it moves around throughout the day, the whole interior feels bright, airy and wonderfully light.

At the heart of the house is the generous living/dining kitchen featuring a stylish range of contemporary units, a useful dining bar and integrated appliances, room for a dining table and even a small sofa arrangement, creating a relaxed area for daytime living. The room is finished with tiled flooring throughout, which continues through the generous hallway, making this a particularly practical space for busy family life and plenty of space to kick off the shoes and coats.

The full-length lounge provides plenty of flexibility. Twin sets of French doors open directly onto the garden, creating a lovely connection between inside and out and making this an ideal room for entertaining.

Upstairs, there are four well-proportioned bedrooms, offering plenty of flexibility as the household grows. The principal bedroom benefits from its own en-suite shower room, while the main bathroom provides a further stylish space, with both bathrooms finished with attractive marble-effect tiling.

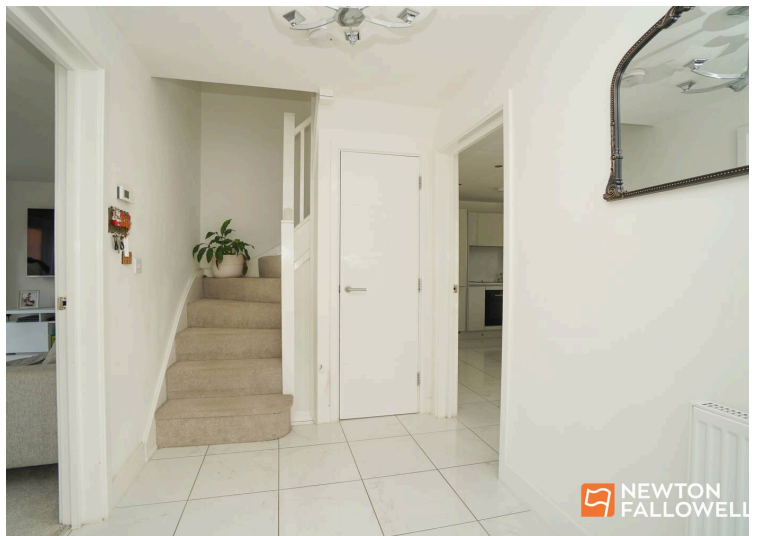
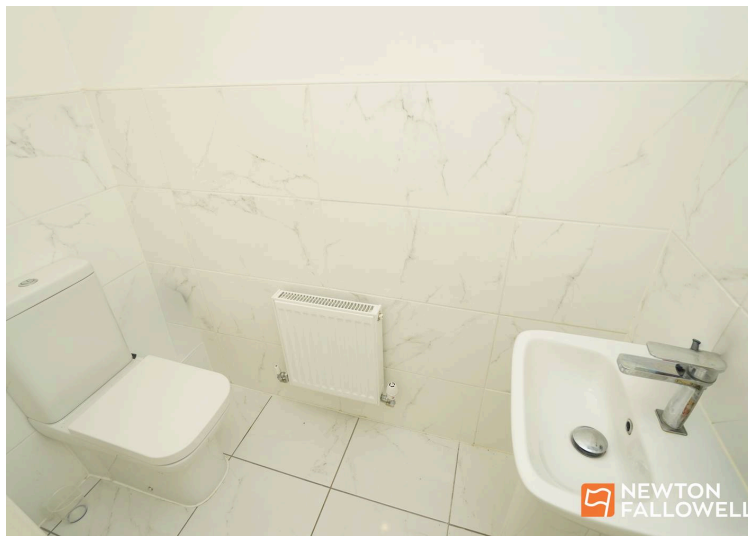
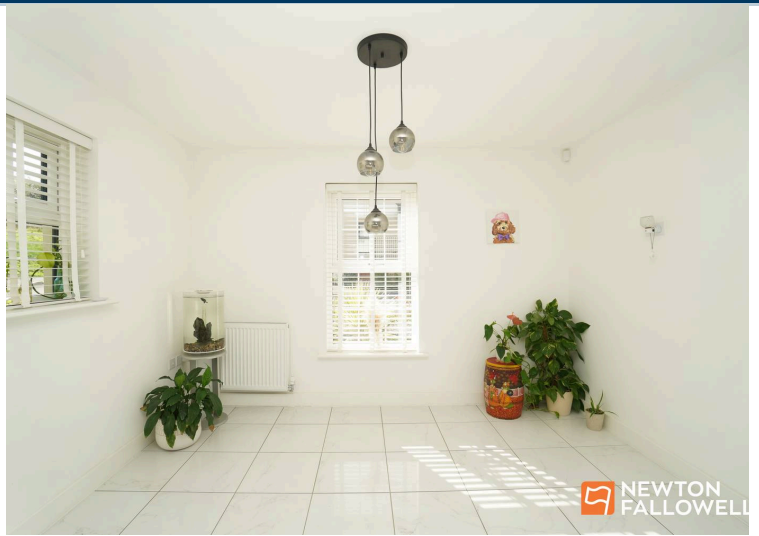
Outside, the corner plot provides a particularly appealing setting, while the long three-car driveway runs along the rear of the property and leads to a single detached garage, providing excellent off-road parking and useful storage.

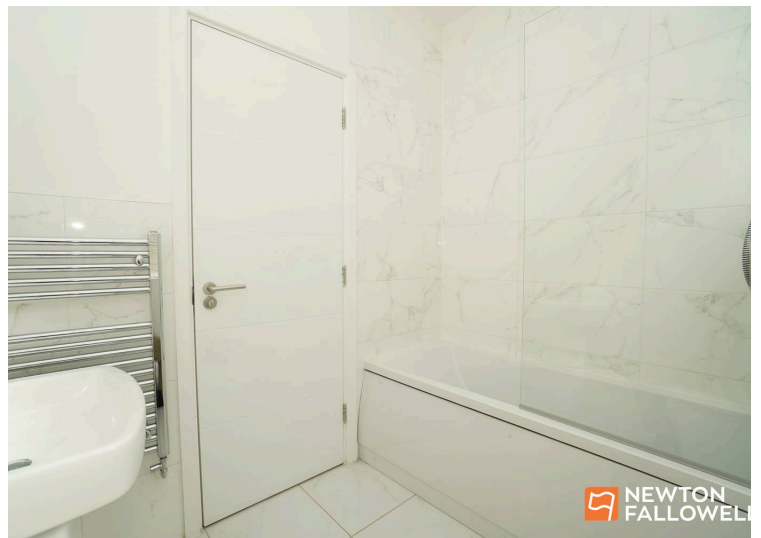
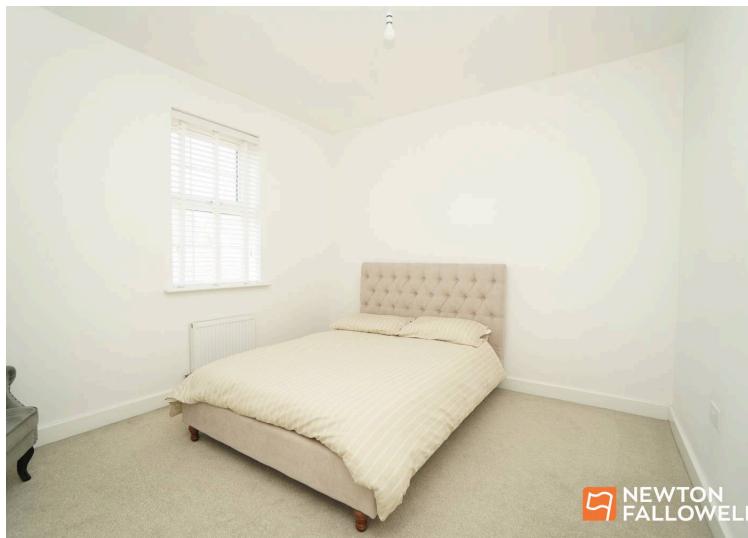
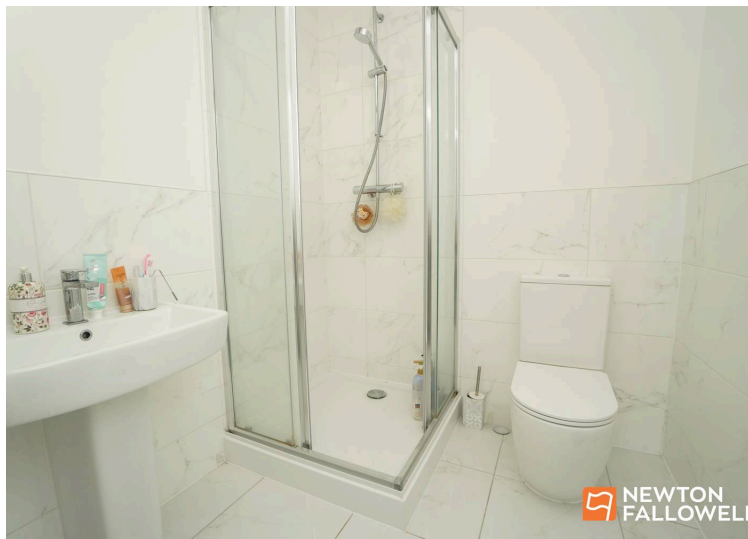
For commuters, the property is equally well positioned, with excellent road links nearby including the M1 at Junction 23, while East Midlands Airport is just a short drive away.

For Sale with no chain with an anticipated completion date February/March 2027.

Tenure: Freehold

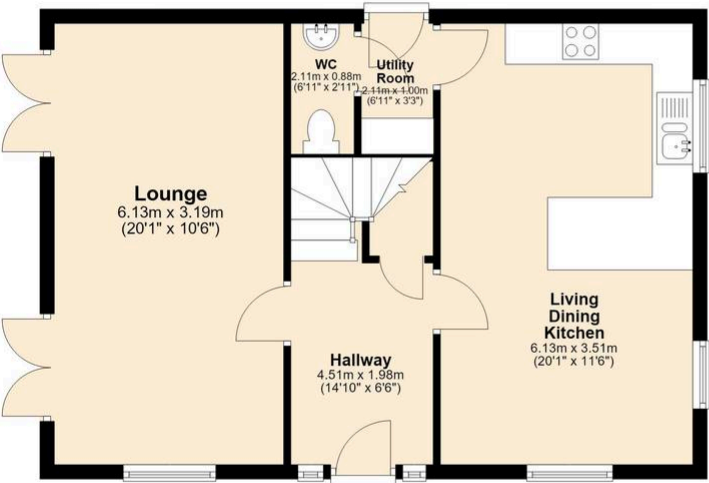
EPC Energy Efficiency Rating: B. Council Tax band: E



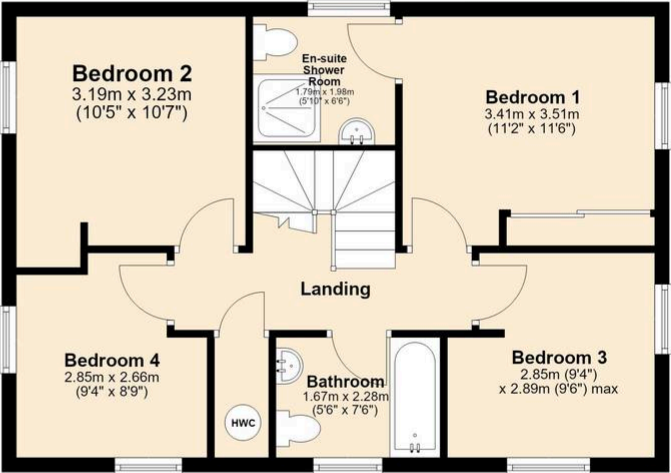




Ground Floor



First Floor



Total area: approx. 1210 Sq. ft