

# Sinclair



1 Woodpecker Way, Shepshed

Loughborough

£330,000

# 1 Woodpecker Way

Shepshed, Loughborough

Immaculate 3-bed family home with park views, upgraded kitchen, ensuite master, private gardens, parking for 4, and prime estate location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Immaculate detached property
- Master with en-suite
- Utility room
- Downstairs cloakroom/WC
- Super position and plot
- Double width driveway (for cars)



### Reception Hall

UPVC double glazed entrance door through to the reception hall. The reception hall has stairs accessing the first floor, radiator and doors accessing the Open Plan family dining kitchen and door through to the living room.

### Living room

18' 8" x 10' 3" (5.69m x 3.13m)

The living room has a UPVC double glazed window with pleasant outlook over the playing areas, there are UPVC double glazed double patio doors with inset blinds overlooking and accessing the garden. Radiator.

### Open Plan Dining Kitchen

18' 8" x 9' 7" (5.68m x 2.92m)

The Open Plan family dining kitchen has upgraded granite work surfaces with inset 1 1/2 bowl sink unit. There are fitted units to the wall and base, induction hob with extractor fan over and double oven under, integrated dishwasher, fridge and freezer, radiator. There are two UPVC double glazed windows to the side elevation and a further UPVC double glazed window to the front, all with fitted blinds. There are two radiators, a built-in cupboard and door accessing the utility room.

### Utility Room

The utility room has a granite worksurface with cupboards under and an integrated washing machine. There is a wall mounted and concealed gas boiler, radiator, door accessing the double width driveway and a door into the downstairs cloakroom/wc

### Downstairs WC

Fitted with a white two-piece suite comprising low flush WC and pedestal wash hand basin, radiator and upgraded part tiled walls

### Landing

The landing gives way to a master en-suite and two further well proportion bedrooms in addition to the family bathroom. UPVC double glazed window, radiator and store cupboard.



**Master Bedroom**

18' 9" x 8' 6" (5.71m x 2.60m)

(1.89m minimum measurement) The master bedroom is generously proportioned with a UPVC double glaze window overlooking the Parkland and play areas and comes with fitted blinds. Radiator, range of upgraded built-in wardrobe/ cupboards.

**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 WC and pedestal wash hand basin. There is a heated chrome towel rail and UPVC double glazed opaque glass window.

**Bedroom 2**

10' 9" x 8' 5" (3.28m x 2.57m)

UPVC double glazed windows with fitted blinds to two elevations and both with pleasant outlook. Radiator.

**Bedroom 3**

9' 3" x 7' 7" (2.82m x 2.31m)

UPVC double glazed window with fitted blinds, radiator

**Family Bathroom**

The family bathroom is fitted with a white three-piece suite comprising panel bath with shower over, low flush WC and pedestal wash hand basin. There is a heated chrome towel rail, UPVC double glazed window.

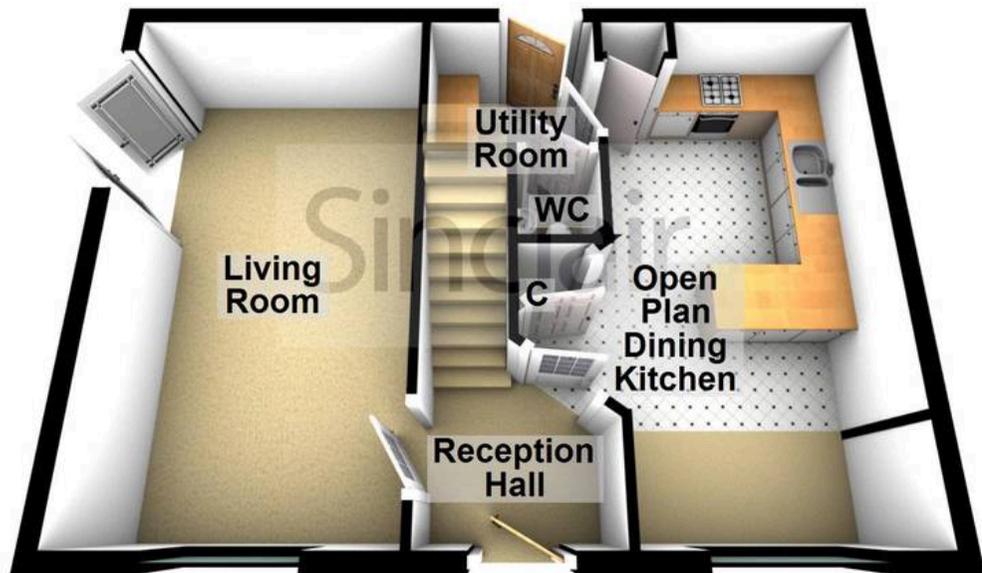








**Ground Floor**



**First Floor**





## Sinclair Estate Agents

Sinclair Estate Agents, 9 Bull Ring, Shepshed - LE12 9PZ

01509 600610

[shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/](http://www.sinclairestateagents.co.uk/)

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, Spectre, Gov.uk and information provided and verified by our vendors.