

# Sinclair



20 Moorfield Place, Shepshed  
Loughborough

£299,950

## 20 Moorfield Place

Shepshed, Loughborough

Situated in the centre of Shepshed, this stunning three bedroom individually styled detached family home is located in a cul-de-sac with easy access to all amenities the local schools. The property has been much improved by the current vendor and has stylish accommodation comprising; entrance hall, breakfast kitchen, 21' long lounge/diner and downstairs cloakroom/w.c. On the first floor a landing gives way to three bedrooms (en suite to the master) and further family bathroom. Outside there is a driveway and larger than average garage. To the rear the gardens have been re-landscaped (2024). The property has uPVC double glazing and a new boiler was fitted in 2025.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedroom Detached
- 21' Lounge/Diner
- Close to Centre of Shepshed
- Re-fitted Bathrooms & WC
- Landscaped Garden (2024)
- Super Breakfast Kitchen



### ENTRANCE HALL

Stairs accessing the first floor, radiator, oak doors accessing the breakfast kitchen, downstairs cloakroom/w.c. and lounge/diner./ Door accessing an under stairs storage cupboard

### DOWNSTAIRS CLOAKROOM

Fitted with a modern white two piece suite set to a vanity unit comprising low flush w.c. wash hand basin with chrome taps and tiled splash backs.

### BREAKFAST KITCHEN

13' 7" x 8' 7" (4.14m x 2.62m)

A stunning kitchen with a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. Fitted units to the wall and base. wood effect work surface and complimentary brick slip style tiled surround. Plumbing for washing machine and dishwasher. Integral electric hob with electric fan assisted oven and extractor over. uPVC double glazed window to the front elevation and matching double glazed window to the side elevation. Feature tiled flooring. Radiator.

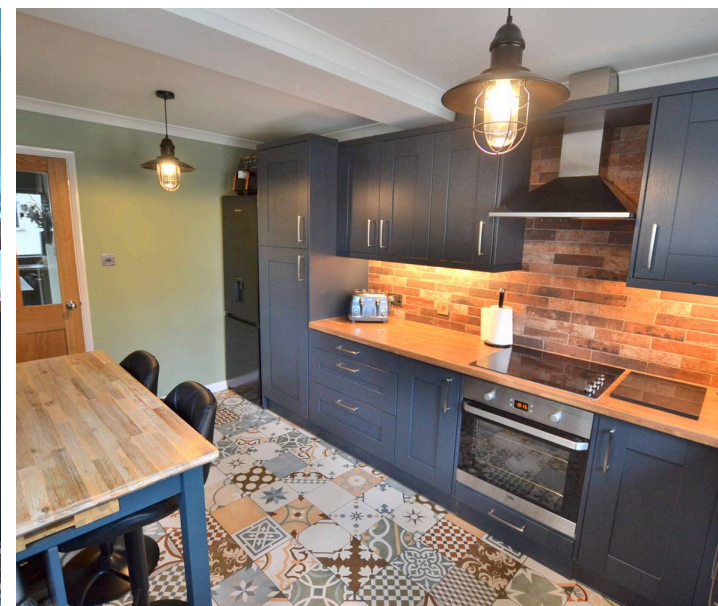
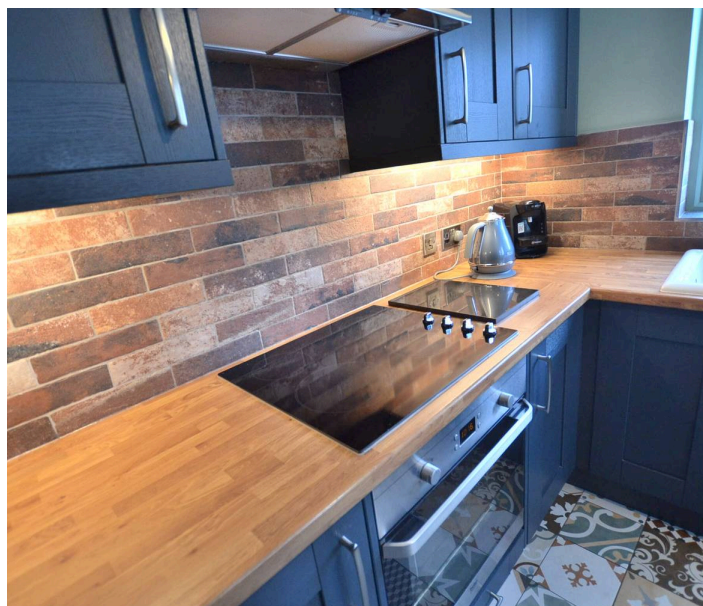
### LOUNGE/DINER

21' 0" x 11' 11" (6.40m x 3.63m)

With feature fire place with marble hearth, wooden side and over mantle. contemporary radiator, uPVC double glazed window to the rear elevation overlooking the garden. uPVC double glazed sliding patio door to the rear elevation accessing the landscaped garden.

### TO THE FIRST FLOOR

A landing has oak doors gives way to three bedrooms (en suite shower room to the master) and further re-fitted family bathroom. Storage cupboard.



### MASTER BEDROOM

14' 0" x 10' 6" (4.27m x 3.20m)

(Measurement not including the recess) uPVC double glazed windows to two elevations, contemporary radiator and access to the en-suite shower room.

### EN SUITE

A re-fitted stylish suite with walk in shower with screening and tiled surround. Low flush w.c. and pedestal wash hand basin, uPVC double glazed window to the front elevation. Heated towel rail

### BEDROOM 2

11' 10" x 9' 11" (3.61m x 3.02m)

uPVC double glazed window to the rear elevation overlooking the garden. contemporary radiator and recessed area ideal for a dressing table space.

### BEDROOM 3

8' 7" x 6' 8" (2.62m x 2.03m)

uPVC double glazed window to the rear elevation and contemporary radiator.

### BATHROOM

A stylish re-fitted suite with shower bath, low flush w.c. and wash basin. There are tiled walls, contemporary radiator, uPVC double glazed window to the side elevation.



## GARDEN

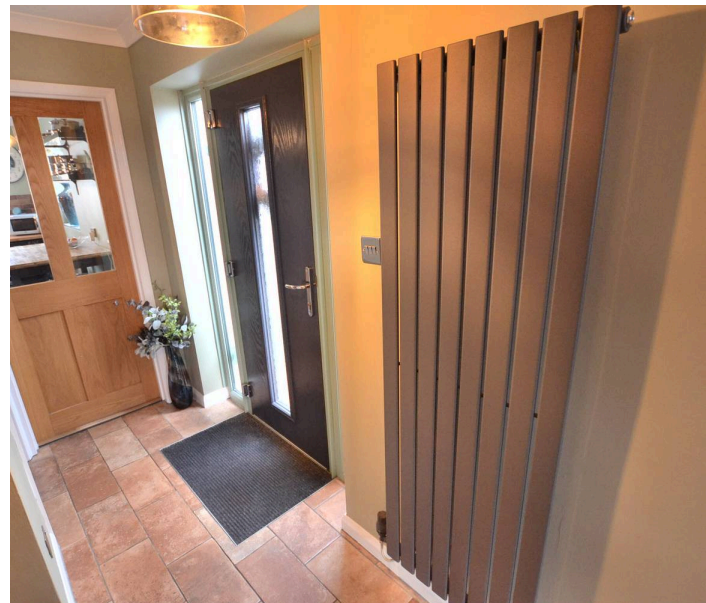
To the front of the property there is a driveway providing off road parking which in turn leads to the integral garage. The garage is larger than average measuring - 16'2" x 11'8" and has a head height of 10'4" Gated side access leading to the beautifully re-landscaped rear private and enclosed garden. The rear garden has slabbed patio areas, with a brick retaining wall surrounding the lawned garden. A variety of plants and shrubs. Timber screen fencing, a raised lawned area and composite decking to the rear. There is a composite clad shed and outdoor bar.

## GARAGE

Single Garage

## DRIVEWAY

2 Parking Spaces



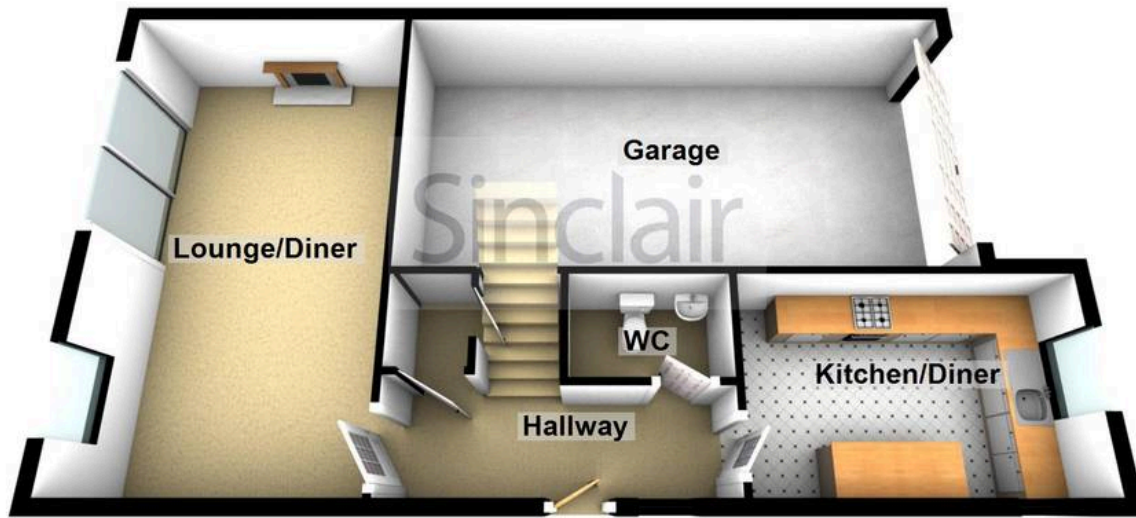




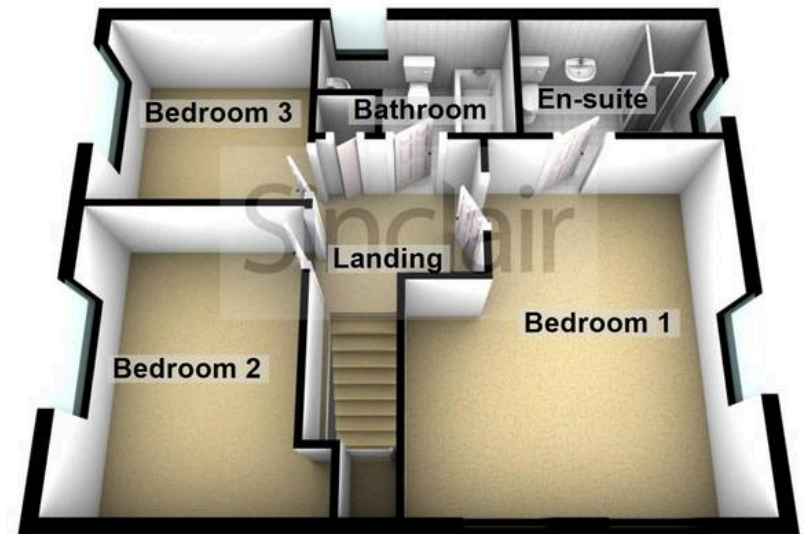




Ground Floor



First Floor





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