

# Sinclair



3e Jolly Farmers Lane, Shepshed

£479,950

# 3e Jolly Farmers Lane

Shepshed

This unique three-bedroom detached family home is part of an exclusive development and is now on the market. It features a corner plot with beautifully landscaped wrap-around gardens, picturesque field views and has the additional benefit of solar panels. At a glance; The property includes an entrance hall that leads to a ground-floor WC, a living room, and an Open Plan Kitchen Dining Living. The Open Plan Kitchen Dining Living provides access to a utility room and an integrated garage. A staircase leads to the first floor, which features a landing that leads to the family bathroom, three double bedrooms, and an en-suite shower room. Externally, the property boasts gardens to the front, side, and rear, all complemented by lovely field views.

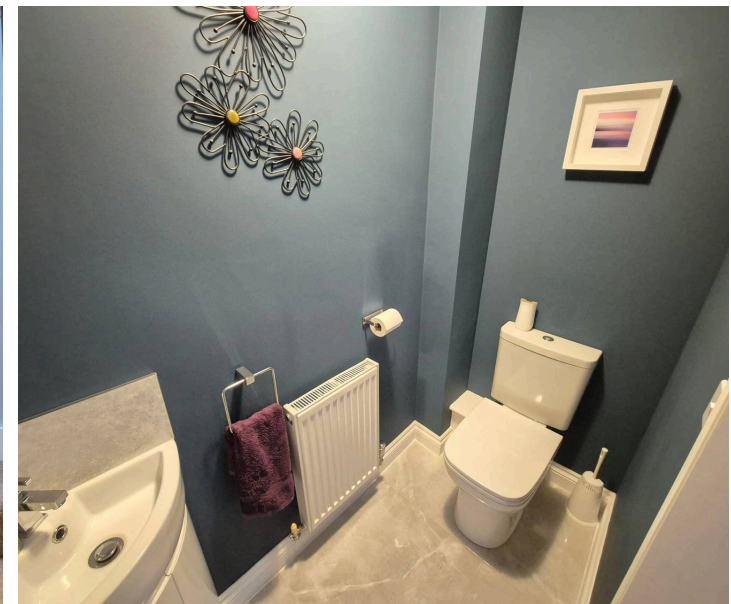
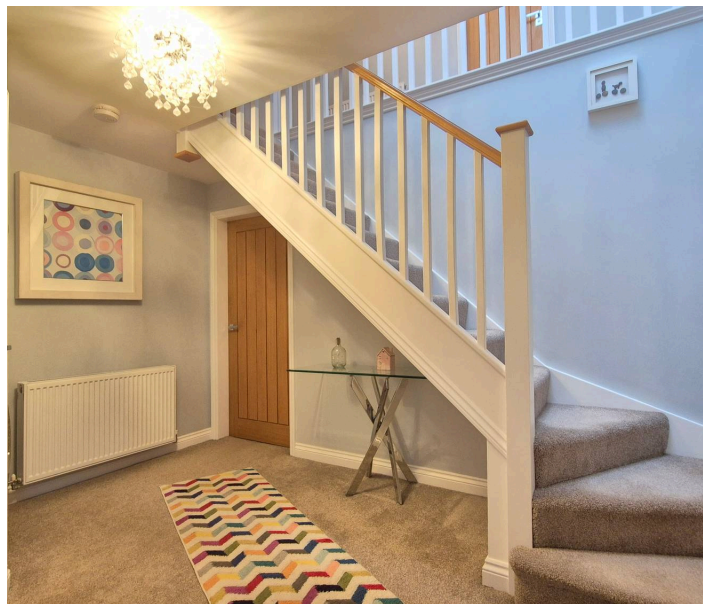
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Corner Plot
- Exclusive Development
- Field Views
- Garage
- Motivated Sellers
- Detached Property
- Solar Panels



### Entrance Hall

Entering through a composite front door featuring an inset opaque double-glazed panel, alongside an opaque uPVC double-glazed window. The entrance hall includes stairs leading to the first floor and provides access to the Open-plan Kitchen Dining Living, living, a WC and the Living Room.

### Living Room

21' 2" x 11' 5" (6.45m x 3.48m)

Featuring a dual aspect, this room includes two uPVC double-glazed windows on the side and an additional uPVC double-glazed window at the front. It also has a uPVC French door leading to the rear garden, accompanied by uPVC double-glazed glass panels on either side.

### W.C

Featuring a low flush WC, a corner vanity wash hand basin with a monobloc mixer tap, tiled splashbacks, an extractor fan, and porcelain tiled flooring.

### Open Plan Kitchen Living Diner

12' 8" x 27' 2" (3.86m x 8.28m)

This kitchen features a stylish selection of wall and base units, including a one-and-a-half bowl sink with a swan neck mixer tap. It is equipped with a four-ring induction hob, complete with a splash screen and an extractor hood above. Additionally, there is a double electric oven and grill, as well as integrated appliances such as a fridge, freezer, and dishwasher. Additional benefits include recessed downlights and under-cabinet lighting. The flooring is made of timber-effect LVT, and there are aluminium-framed bi-fold doors that provide access to the rear garden. A uPVC double-glazed window is located on the side, along with another uPVC door leading to the garden.



### Utility Room

9' 7" x 5' 2" (2.92m x 1.57m)

Leading from the kitchen, the utility offers ample flooring space and plumbing for appliances. It features a range of wall and base units, a work surface, an extractor fan, and a door that provides access to the integrated garage.

### Landing

Stairs rise to the first-floor landing, leading to three double bedrooms, including the en-suite and family bathrooms. It comprises a timber-framed, double-glazed Velux window at the front.

### Bedroom One

12' 1" x 14' 1" (3.68m x 4.29m)

Featuring a dual aspect with uPVC double glazed windows to the front and side, along with a range of fitted Hammonds wardrobes.

### En-Suite

This three-piece suite includes a low flush WC, a pedestal wash hand basin with a monobloc mixer tap, and a corner shower enclosure with a thermostatic mixer tap.

Additional features comprise a chrome heated towel rail, ceramic tiled flooring, a timber-framed double-glazed Velux window on the side, inset downlights, a shaver point, and an extractor fan.

### Bedroom Two

17' 6" x 11' 5" (5.33m x 3.48m)

Featuring a dual aspect with uPVC double glazed windows at both the front and rear, along with an arrangement of fitted Hammonds wardrobes.

### Bedroom Three

10' 9" x 14' 6" (3.28m x 4.42m)

Featuring a range of fitted Hammond wardrobes and uPVC double-glazed windows at the rear.



### Family Bathroom

7' 5" x 9' 0" (2.26m x 2.74m)

This three-piece suite includes a panel bath with a splash screen and a thermostatic mixer shower, a low flush WC, and a vanity wash basin with a monobloc mixer tap. It features tiled splashbacks, tiled flooring, a shaver point, a chrome heated towel rail, inset downlights, and an extractor fan.

### Front Garden

This property features off-road parking for multiple vehicles with a double tarmac driveway, complemented by stone areas and a potting garden on the side. The garden includes a variety of shrubs and provides easy access to both the rear garden and the front door.

### Rear Garden

This property boasts a sunny aspect and features a charming patio area with stone edging, as well as raised timber sleeper beds filled with a variety of shrubs. The well-maintained wrap-around lawn is complemented by borders and planted edges, along with an additional raised patio. Enjoy picturesque field views beyond a stone wall. The property also offers side-gated access, external power points, a water point, a fish pond, and wall lighting for added ambience.

### Garage

This L-shaped garage features an up-and-over front door, an additional electric-controlled up-and-over front door light, power outlets, and rear personnel door access in the utility room.









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.