

Sinclair



1 Woodpecker Way, Shepshed

Loughborough

£324,950

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An immaculate family home occupying a pleasant position on the entrance to the estate with Outlook over the play areas and Park land. Internally there have been various upgrades including granite work surfaces and fitted wardrobes to the master bedroom and the accommodation in Brief comprises reception hall living room, Plan family dining kitchen with integrated appliances, a utility room and downstairs cloakroom/WC. On the first floor a landing gives way to Three well proportioned bedrooms (with ensuite to master) and a family bathroom. The plot is a particular feature of Sale with gardens to the front and the main gardens being wall with privacy. There is a double width driveway providing parking for four vehicles.

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.

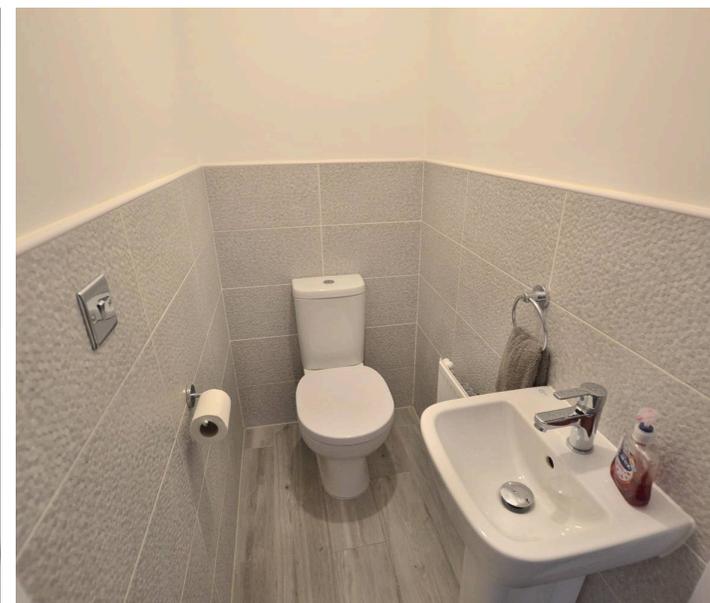
Bedroom 3

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.



GARDEN

Situated on the entrance to the estate and occupying a generous and open position, the gardens are a particular feature of sale. There are ornate iron railings to the front garden with pathway leading to the entrance door. To the rear of the property, tucked away from the road, is a double width resin style driveway providing off-road parking for four vehicle vehicles and there is gated access to the main garden. The main garden is laid mainly to lawn and enjoys privacy with walled gardens (rare for the more modern estate property)

FRONT GARDEN

OFF STREET

DRIVEWAY

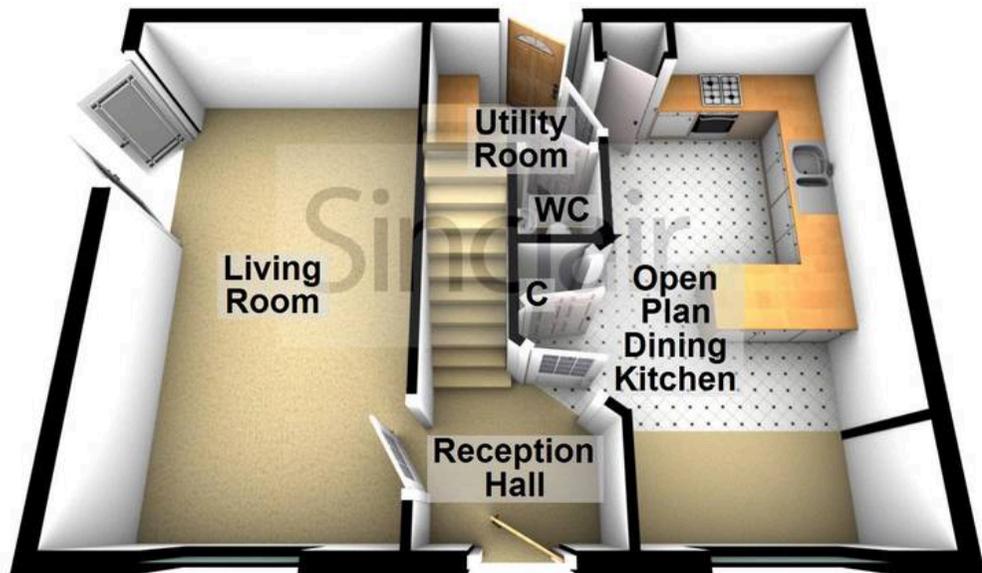
4 Parking Spaces

Double width resin style driveway providing off-road parking for four vehicle vehicles.





Ground Floor



First Floor





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