



Chaffinch Drive, Shepshed



£280,000

- DETACHED HOME
- THREE BEDROOMS
- MASTER EN-SUITE
- FULL WIDTH KITCHEN DINER
- MEDIA WALL
- CORNER PLOT
- FREEHOLD
- EPC rating B



This well proportioned modern three bedroom detached home occupies a corner plot and measures some 960 square feet and has a design which incorporates a full width master bedroom and full width feature kitchen diner. Further upgrades include a media wall to the lounge and panelling to the kitchen diner.

Initially on entry, the hallway has attractive large grey floor tiles in a polished finish, modern electric circuit breaker, useful under stairs cupboard and ground floor WC.

The lounge has storage within a media wall. The kitchen diner has double doors out from the dining section whilst to the kitchen area, a comprehensive storage provided by both base and eye level cupboard units. Integrated appliances include a dishwasher, four ring gas hob with electric oven beneath and extractor above as well as a fridge freezer. The separate utility room has further base units and an eye level cupboard discreetly houses the Ideal combination gas central heating boiler. Matching work surface to the kitchen and a side access door.

At first floor, the spacious landing has a useful storage cupboard. The master bedroom is neutrally presented with a front elevation window and an ensuite shower room with mains shower within the cubicle. The first floor controls for the central heating are in the master bedroom.

Bedroom two is also a double and has a rear aspect window with a view over the garden and the third bedroom is a good size and is neutrally presented once more.



The bathroom has a hinged shower screen and Mira Azura electric shower over the bath, wash hand basin and low level WC.

To the outside, at the front there's a lawn section and shrubs front the lounge with a paved path leading to the front door with porch canopy. At the rear, there's a deep paved patio and a lower section with artificial lawn and is fully enclosed by timber fencing with a gate leading out to the driveway and single detached garage.

Special reference should be made to the site plan to appreciate the size of the corner plot.

To find the property, from Loughborough town centre proceed along the A6 north into the village of Hathern. at the traffic lights turn left onto Shepshed Road continuing into Shepshed, turn left into Woodpecker Way continuing almost to the end and right in to Chaffinch Drive where the property is identified by the agent's 'For Sale' board.

HALL 4.11m x 2.08m (13'6" x 6'10")

LOUNGE 3.96m x 3.85m (13'0" x 12'7")

KITCHEN DINER 5.48m x 2.89m (18'0" x 9'6")

UTILITY ROOM 2.29m x 1.64m (7'6" x 5'5")

GROUND FLOOR WC 1.64m x 0.9m (5'5" x 3'0")

FIRST FLOOR LANDING 3.67m x 2.07m (12'0" x 6'10")

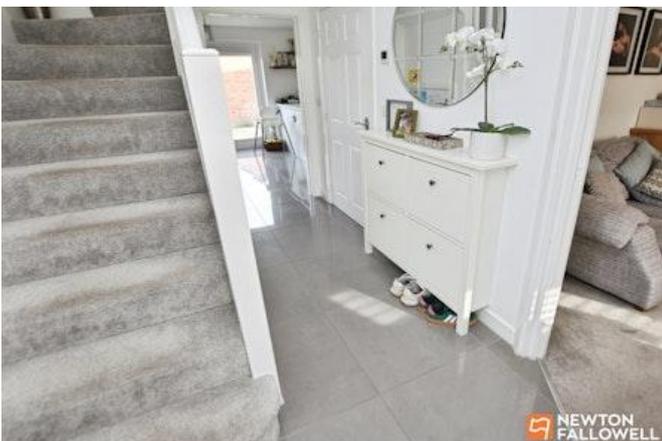
MASTER BEDROOM 3.86m x 3.2m (12'8" x 10'6")

EN-SUITE SHOWER ROOM 1.93m x 1.77m (6'4" x 5'10")

BEDROOM TWO 2.9m x 2.81m (9'6" x 9'2")

BEDROOM THREE 2.9m x 2.57m (9'6" x 8'5")

BATHROOM 2.07m x 1.71m (6'10" x 5'7")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D. Estate service charges to be confirmed with the vendor.

DISCLAIMER

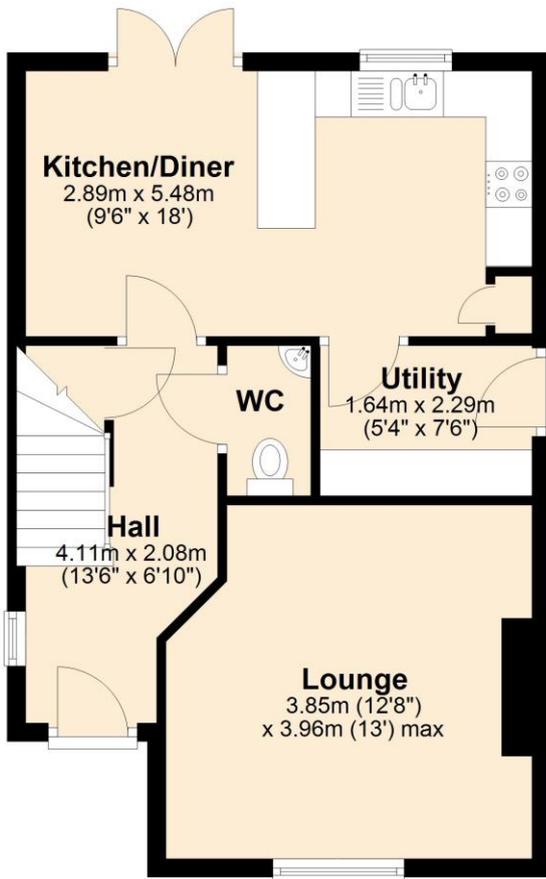
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

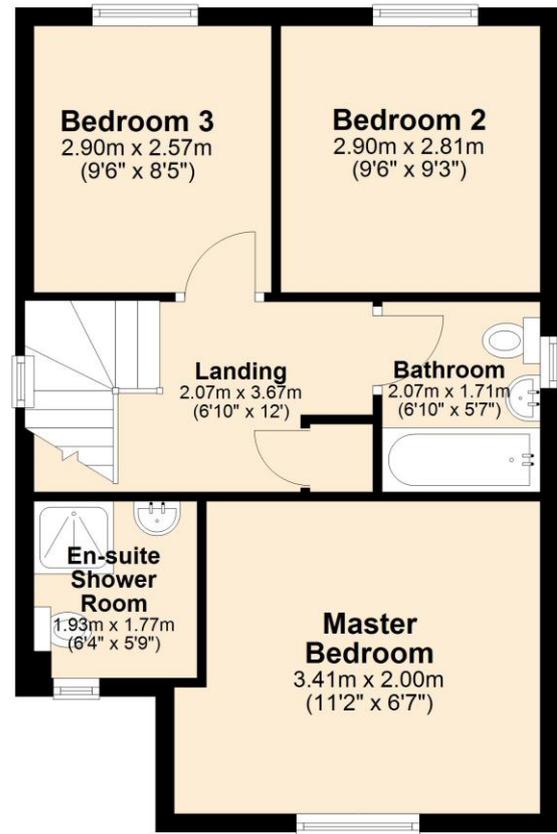
Ground Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



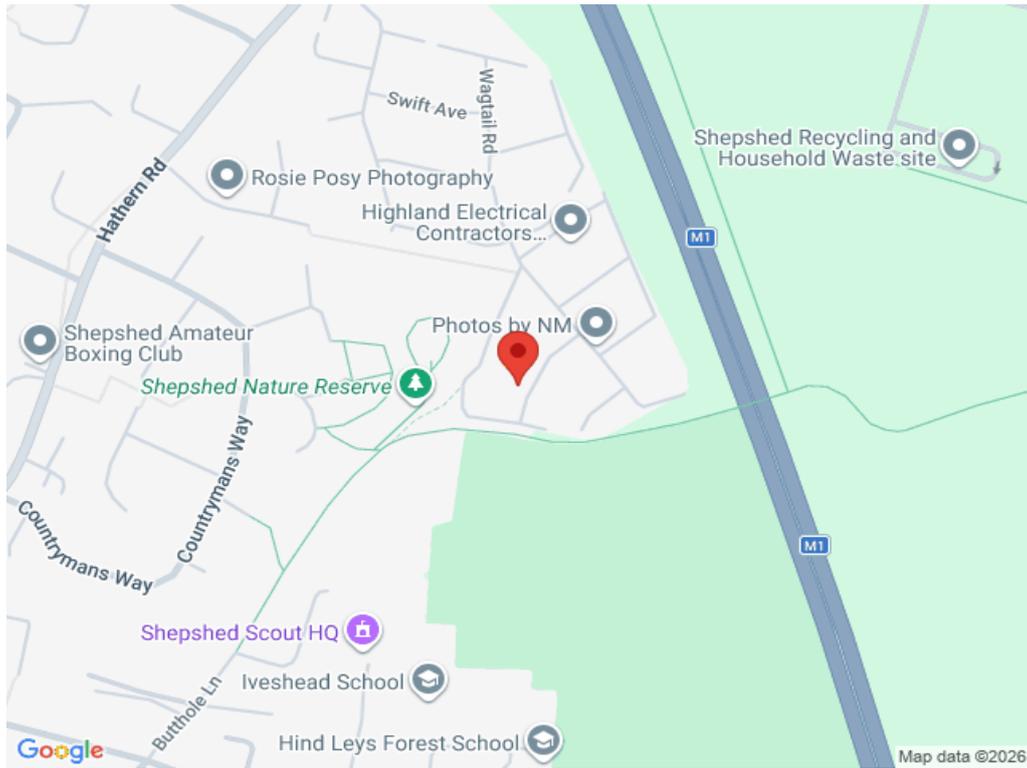
First Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



Total area: approx. 89.5 sq. metres (963.4 sq. feet)





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk