



13 Glenmore Avenue, Shepshed, LE12 9LQ

£695,000

PART EXCHANGE AVAILABLE (SUBJECT TO NEGOTIATION) This beautifully presented five-bedroom detached family home offers versatile living space, modern open-plan design and an exceptional garden ideal for entertaining, plus many of the rooms benefit from AIR CONDITIONING.

Approached via a welcoming entrance hall providing access to a downstairs WC and principal living accommodation. The main living room offers a comfortable and well-proportioned space, while a separate lounge benefits from double doors opening directly onto the garden, creating a seamless indoor-outdoor flow.

At the heart of the home is a superb open-plan kitchen/diner finished to a high standard. Complete with bi-fold doors opening onto the rear garden and striking statement kitchen island. This bright and sociable space is perfectly designed for both everyday family life and entertaining. The ground A separate utility room, access to the garage and an additional dining room complete the ground floor.

Above are four double bedrooms and a single bedroom. The principal bedroom benefits from double doors and Juliette balcony overlooking the garden. Bedroom two also benefits from its own en-suite shower room. Remaining bedrooms are well served by the family bathroom.

Entrance Hall



Entered via a composite front door into a welcoming hallway with tiled flooring. Providing access to the dining room, living room, lounge, downstairs WC and kitchen/diner, with stairs rising to the first floor.

Living Room 13'1" x 11'3" (3.99m x 3.45m)



With herringbone LVT flooring and a bay window to the front elevation fitted with shutters. Featuring a media wall with inset electric fire. Complete with feature semi circle gas central heated radiator.

Dining Room



With tiled flooring and a front elevation window. Double doors provide access through to the kitchen/diner. Complete with gas central heated radiator.

Kitchen/Diner 19'1" x 18'2" (5.82m x 5.54m)



A beautifully extended open-plan kitchen/diner forming the true heart of the home. Finished with tiled flooring and enhanced by Velux-style windows and bi-fold doors, allowing an abundance of natural light throughout.

Fitted with a range of modern units incorporating marble work surfaces and matching splashback, inset ceramic sink with Quooker hot water tap, induction hob, double oven, integrated dishwasher and wine cooler, with space for an American-style fridge freezer. Central island with breakfast bar seating provides an ideal space for informal dining and entertaining.

Lounge 13'1" x 11'3" (3.99m x 3.45m)



With carpeted flooring, a log burner and double doors to the garden.

Utility Room 8'5" x 6'3" (2.57m x 1.93m)



Fitted with a range of wall and base units incorporating work surfaces and a stainless steel sink with mixer tap. Complemented by tiled flooring, space and plumbing for laundry appliances, and an integrated microwave. A side access door provides convenient entry to the exterior, whilst an internal door leads directly into the garage, adding further practicality to the space.

Downstairs WC



Stylishly fitted with contemporary white brick slip tiled walls, comprising a low-level WC and vanity wash hand basin with storage beneath.

First Floor Landing



With carpeted flooring and built-in stair gate. Providing access to the bedroom accommodation.

Master Bedroom 17'7" x 11'3" (5.36m x 3.45m)



A large principal suite with double doors opening to a Juliet balcony overlooking the rear garden. Fitted

wardrobes, carpeted flooring and wall-mounted air conditioning unit.

Bedroom 2 10'2" x 7'10" (3.12m x 2.41m)



With carpeted flooring and a front elevation window. Wall-mounted air conditioning unit. Access to en-suite bathroom.

En-Suite



Fitted with a tiled shower enclosure, vanity wash hand basin with mixer tap and WC. Heated towel rail.

Bedroom 3 14'0" x 11'3" (4.27m x 3.45m)



With carpeted flooring and a bay window to the front elevation. Further front elevation window complete with plantation shutters providing additional natural light.

Bedroom 4 9'10" x 9'3" (3.00m x 2.82m)



With carpeted flooring and a front elevation window fitted with plantation shutters. Feature wall panelling to walls.

Bedroom 5 8'5" x 8'3" (2.59m x 2.54m)



A single bedroom/box room with carpeted flooring and a front elevation window complete with plantation shutters. Currently used as a walk in wardrobe.

Family Bathroom



4 piece bathroom suite with linoleum flooring, half tiled walls and fully tiled shower surround and free standing bath. Complete with WC, heated towel rail and wall hung vanity basin.

Garden/Outside

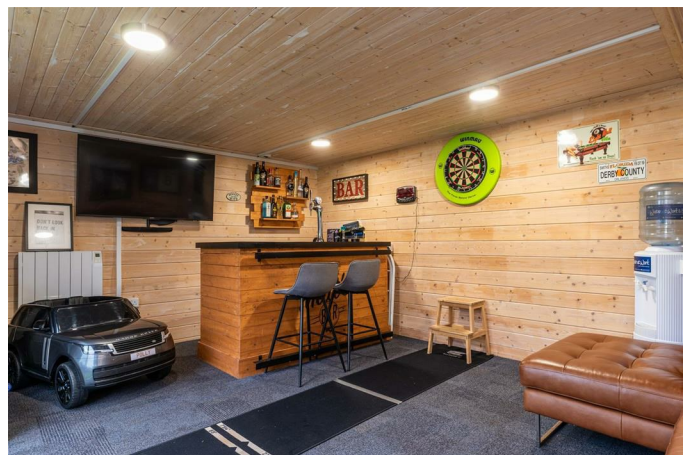


The beautifully landscaped rear garden has been designed with both entertaining and practicality in mind, featuring a spacious porcelain tiled patio that provides an excellent seating and dining area with a modern finish. A generous lawned section offers ample space for families and outdoor activities, all enclosed by mature borders and fencing for privacy.

The property further benefits from side access around the property, allowing convenient entry to the rear garden.

A standout feature of the garden is the raised composite decking area with a covered pergola, creating a stylish outdoor retreat. The pergola currently houses the hot tub, complemented by feature lighting, making it an ideal space for relaxing and socialising throughout the year.

Garden Outbuildings



A substantial detached outbuilding, thoughtfully divided into two separate rooms. One room is ideally suited for use as a small gym, changing for the hot tub, home office or hobby room, whilst the second room,

previously utilised as a bar by the current owners, creates an excellent entertaining space with versatile potential. Complete with power and air conditioning.

Garage and Driveway



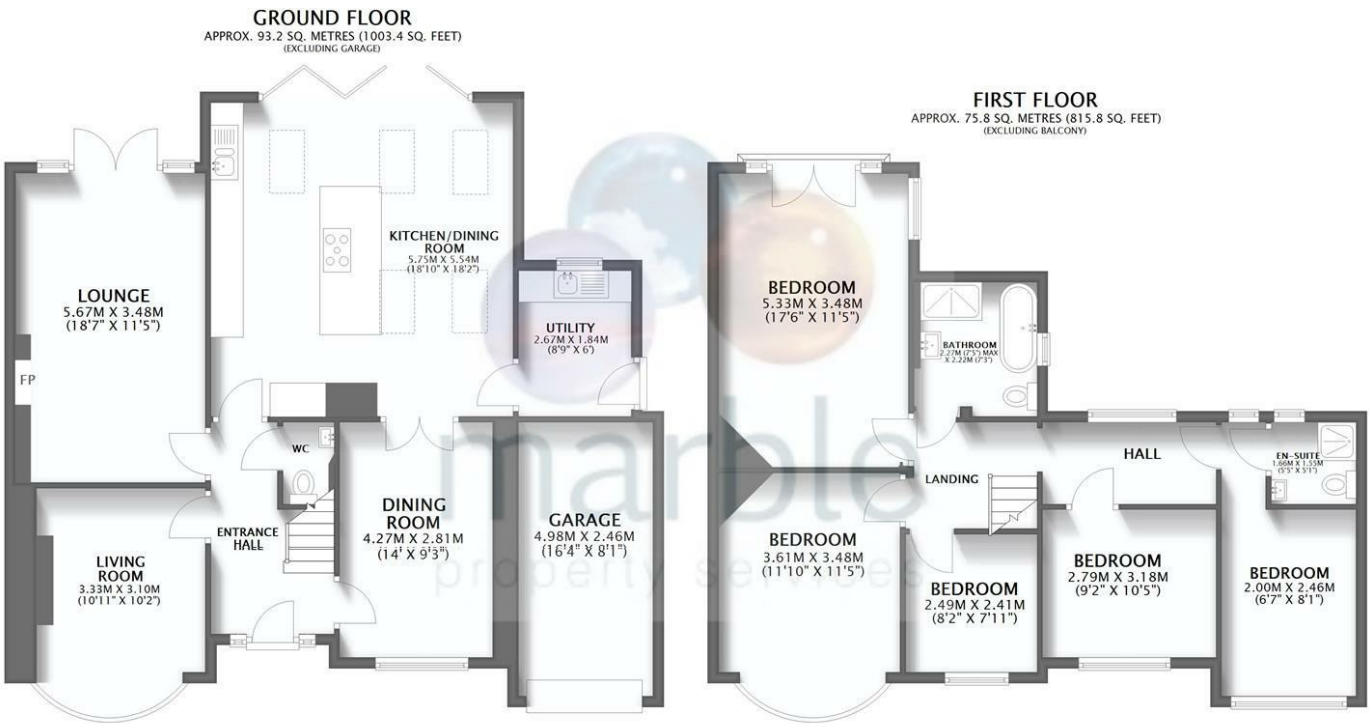
An internal garage which can be accessed via electric roller garage door or from the utility room. Driveway with space for multiple vehicles and electric security gates. EV Charger.

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All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

Floor Plan



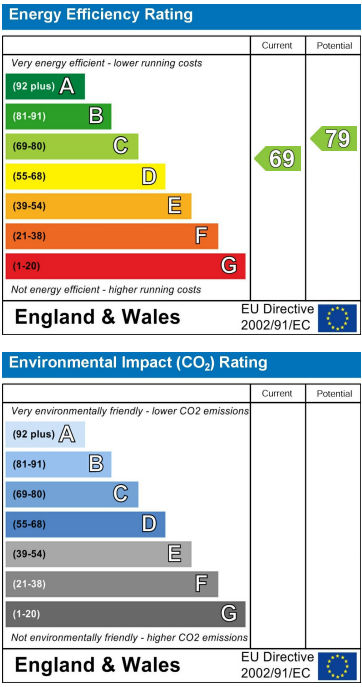
TOTAL AREA: APPROX. 169.0 SQ. METRES (1819.2 SQ. FEET)

Garage space 299.28sq feet
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.