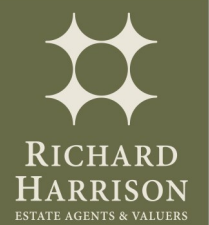




Garendon Road | | Shepshed | LE12 9NX

Asking price £310,000



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A unique and stylish architect designed home, situated in a tucked away position within the heart of this established part of Shepshed, close to numerous amenities. The property really does need to be viewed to truly appreciate the flexible accommodation on offer which is superbly presented and would be ideal for those seeking a modern and manageable home that is a little more out of the ordinary! The property has a large hallway, W/c, 2 Receptions, Ground Floor Bedroom, Dining Kitchen with stylish full length windows and French doors to the garden. The First Floor gives way to the Main Bedroom with En-suite, Second Bedroom and Bathroom. Outside are private gated gardens to two sides and extensive off road parking.

Stylish Architect Designed House
Established Yet Tucked Away
Position

Feature Dining Kitchen
Large Modern Family Bathroom
En-Suite to Principal Bedroom

Viewing a Must to Appreciate!
Lounge with French Doors
Three Double Bedrooms
Additional Snug/Bed 4
Contact Us To View!

Entrance Hall

A large and impressive hallway with modern front door, and open door spaces to each room, making this particularly suitable for wheelchair users.

Dining Kitchen

A bright and airy kitchen, with a vast range of units, integrated induction hob, extractor, electric oven and an integrated fridge/freezer. A particular feature of this room are the full length windows to the rear overlooking the garden, and the French doors to the patio, making this space a wonderful entertaining area.

Living Room

With a window to the side and French doors to the rear, this lovely room has ample space for living room furniture.



*'Superb
Tucked Away
Position'*



W/c

Fitted with a two piece suite comprising low level flush w/c and wash hand basin. There is also a large storage cupboard as well as a window to the side.

Bedroom 3

A spacious double bedroom with a window to the front.

Study/Bedroom 4

A good sized room which can be utilised as a fourth bedroom or study.

First Floor Landing

With staircase rising to the first floor, skylight windows allow more natural light into the stairwell, there is access to all rooms.

Bedroom 1

A substantial bedroom, with ample space for bed and bedroom furniture.

En Suite

Beautifully fitted with a three piece suite comprising bath with shower over, low level flush w/c and vanity wash hand basin with storage beneath.

Bedroom 2

A well proportioned room with a window to the side.

Family Bathroom

Fitted with a three piece suite comprising wash hand basin, low level flush W/c and a bath.

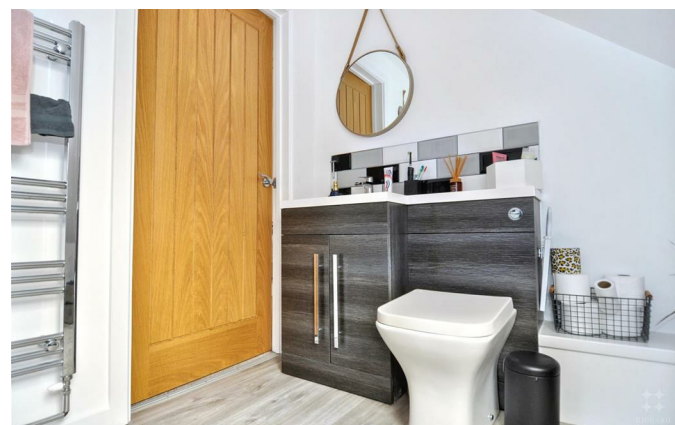
Outside

The property is approached along a shared private gravel driveway, leading to a private drive owned by the property with parking for approx 4 vehicles. There is a gate to the front pebbled garden and path to front door, with an additional rear gate to the rear garden. The rear garden is lawned with a patio off the kitchen. There is a useful eco friendly Rainwater Harvesting System.

The Area

Shepshed offers a vast range of shops, pubs, cafes and schooling, with many recreational activities and a vibrant village like community. The placement of Shepshed makes it an excellent choice for commuters, with instant access to the M1 and also the A512 towards the A42/M42. There is a recently added Aldi supermarket and McDonalds in Shepshed, making this an ideal area for young families and those wishing to be close to amenities.

Extra Information

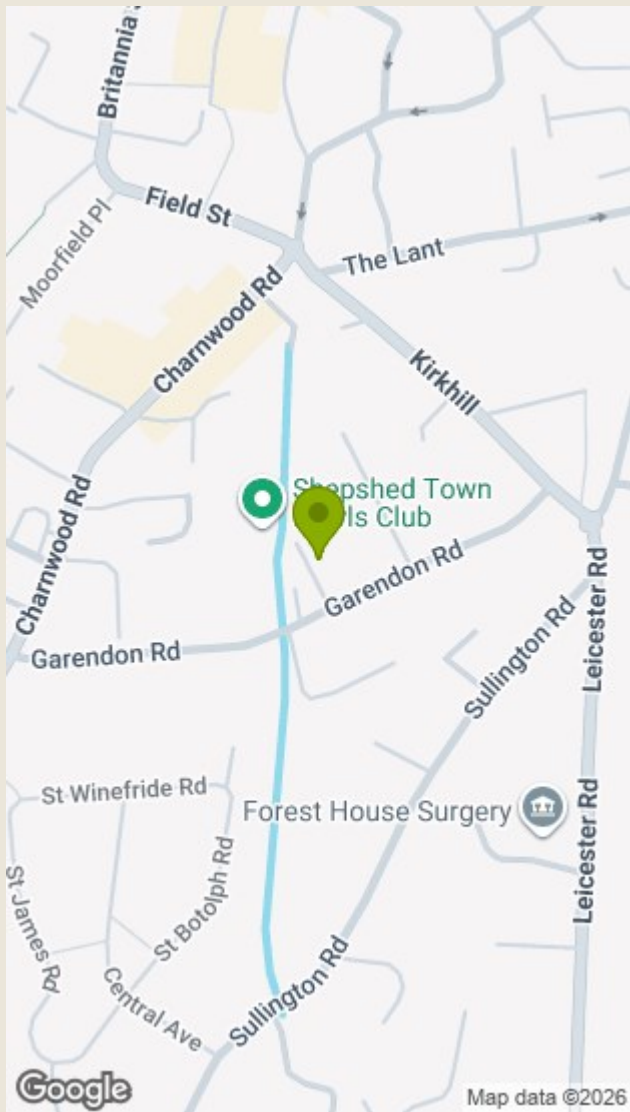


- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link:
https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link:
<https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

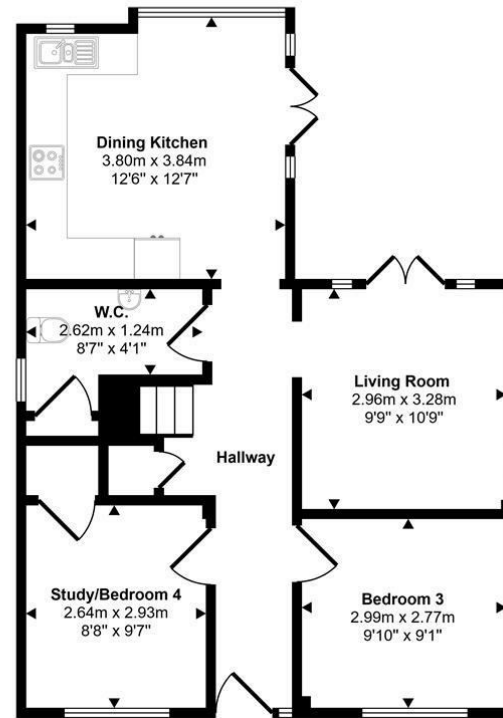


"Superbly Presented Throughout"

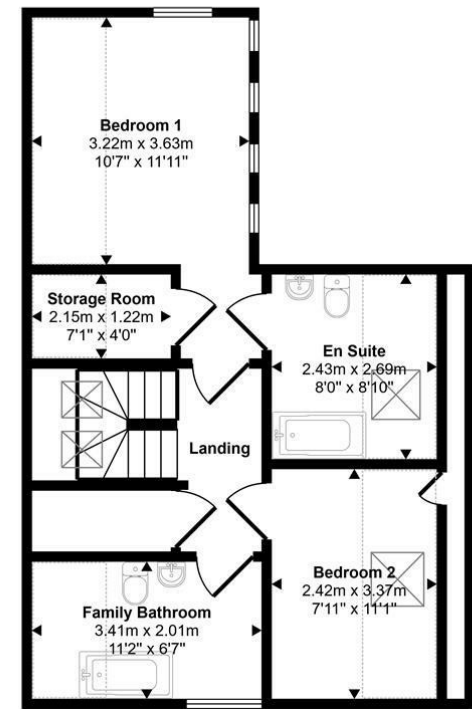




Approx Gross Internal Area
110 sq m / 1184 sq ft



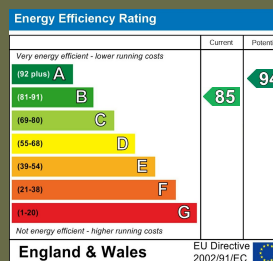
Ground Floor
Approx 58 sq m / 625 sq ft



First Floor
Approx 52 sq m / 559 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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