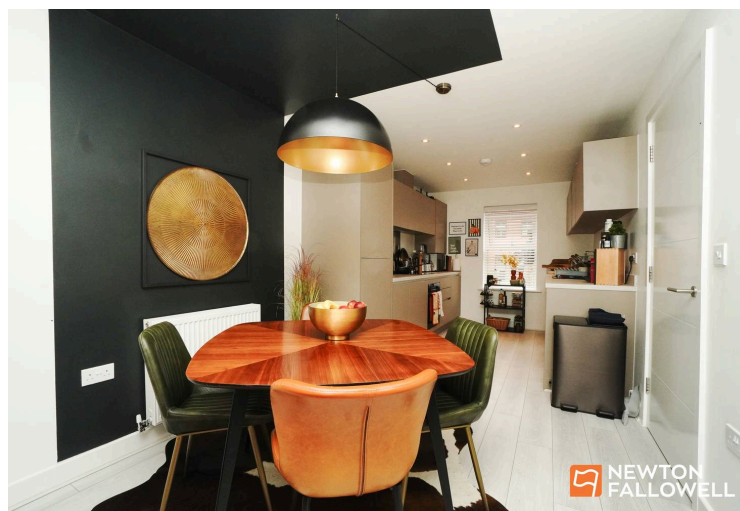




34 Charnian Way, Shepshed - LE12 9GP

£280,000 Freehold

Impressive generous town house · Stylish contemporary interior · Three double bedrooms · Open plan living dining kitchen · Ground floor W.C. · Master bedroom suite · En-suite shower room · Quiet cul-de-sac location · Edge of village location · Countryside walks nearby

Hallway

15' 7" x 7' 7" (4.76m x 2.31m)

Ground floor W.C.

6' 11" x 3' 3" (2.10m x 1.00m)

Living dining kitchen

26' 5" x 8' 9" (8.06m x 2.67m)

Bedroom two

13' 2" x 9' 2" (4.01m x 2.79m)

Bedroom three

12' 11" x 9' 2" (3.94m x 2.79m)

Bathroom

7' 7" x 7' 1" (2.30m x 2.17m)

Study landing

7' 1" x 7' 1" (2.17m x 2.15m)

Master bedroom

19' 4" x 13' 4" (5.89m x 4.07m)

En-suite shower room

7' 9" x 7' 10" (2.35m x 2.39m)





If you're looking for a home that feels modern, stylish and just that little bit more interesting than the usual box-ticking new-build, this two-year-old townhouse in Shepshed could be the one!

Tucked away in a quiet cul-de-sac on the edge of the village, this is a home with a great sense of space, cleverly arranged over three floors.

Downstairs, the heart of the home is the stylishly finished open-plan living space. You enter through a sizeable hallway with a handy ground floor W.C. and then leading directly into the living dining kitchen.

The sleek kitchen cabinets offer integrated appliances including an electric oven, induction hob and extractor, fridge, freezer and dishwasher, the living space offers room for a dining table and also has double doors leading out into the rear garden, ideal for summer entertaining.

The first floor offers two double bedrooms giving you plenty of flexibility for family. The entire top floor is given over to an impressive master bedroom suite. It's a genuinely grown-up space, with built-in wardrobes and a smart en-suite shower room, creating a private retreat away from the rest of the house.

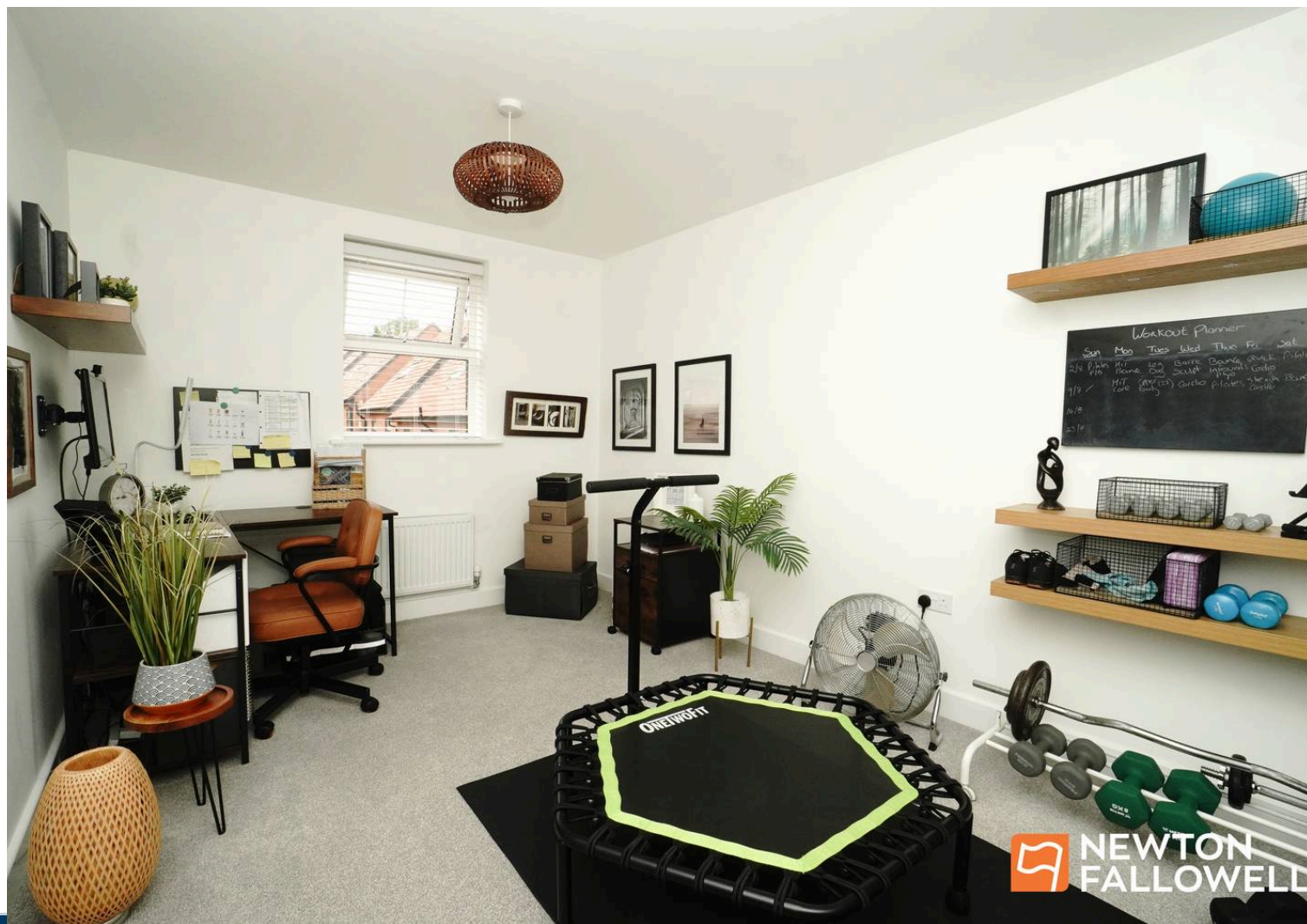
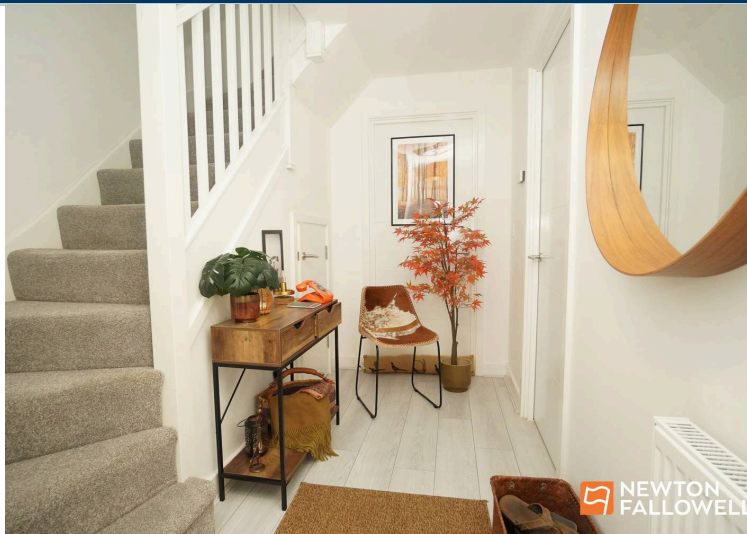
Outside, the location is another big tick. The house sits quietly on the edge of Shepshed, with countryside walks practically around the corner, while still being wonderfully convenient for commuters. M1 Junction 24 is around a five-minute drive, with East Midlands Airport and the M42 approximately 15 minutes away. In Shepshed village itself, you have everything on offer for those day-to-day needs.

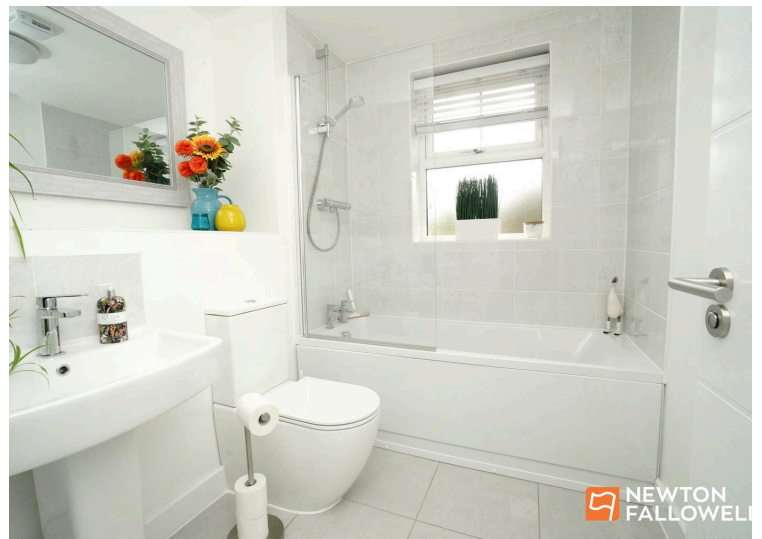
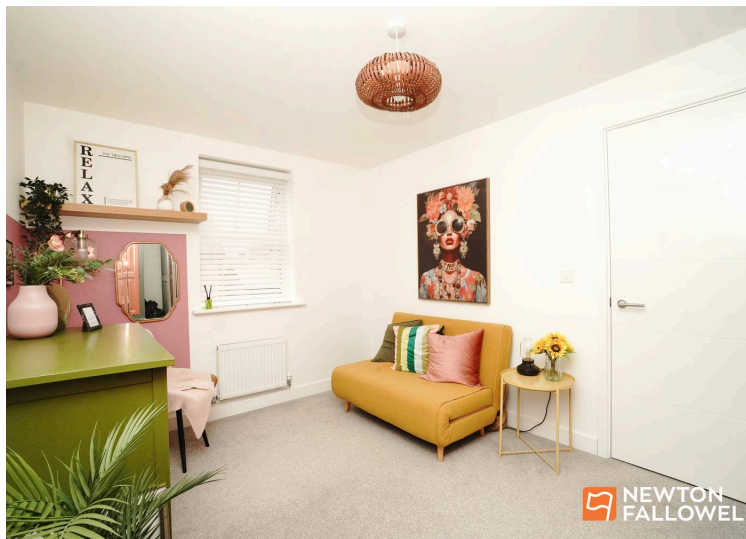
Come and have a look. We think you'll like it!

Good to know: The development has an estate management charge of just £120 per year.

Council Tax band: D Tenure: Freehold

EPC Energy Efficiency Rating: B

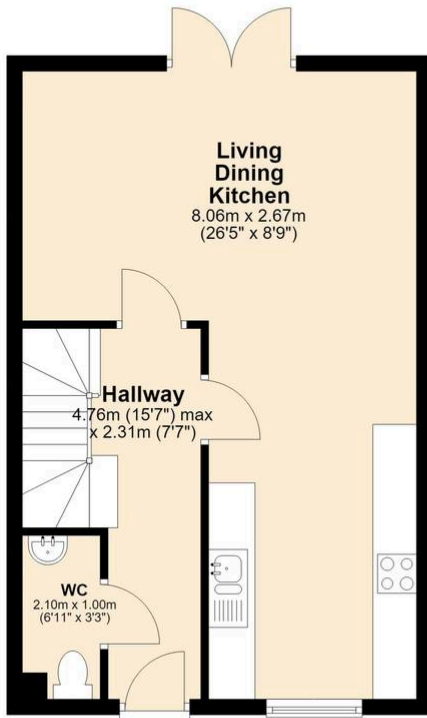






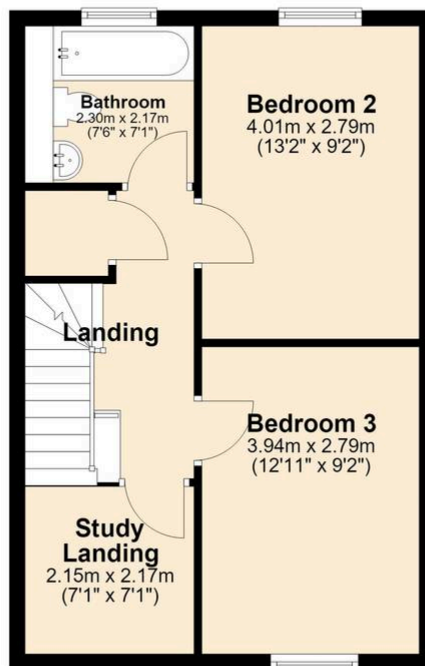
Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



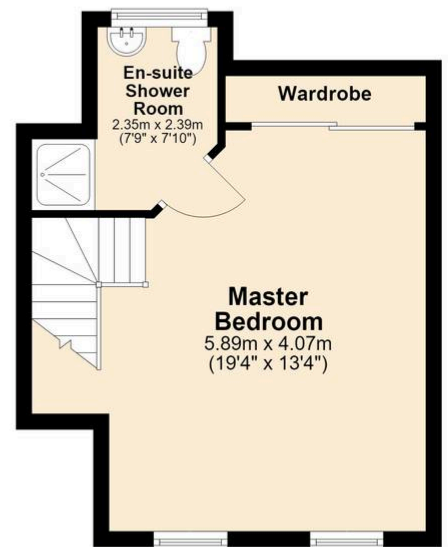
First Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



Second Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



Total area: approx. 110.0 sq. metres (1184.2 sq. feet)