



**Chaffinch Drive, Shepshed**

**welcome to**

## **Chaffinch Drive, Shepshed Loughborough**

We are pleased to offer to the market this three bedroom detached home overlooking green space and situated on the Kings Gate Development, located off Hathern Road in the charming market town of Shepshed! Built in 2021, this home still has the benefit of the remainder of the 10 year NHBC warranty!

### **Entrance**

Entrance to the property is via a upvc front door into the entrance hallway. The entrance hallway has doors to the living room and kitchen/diner.

### **Lounge**

13' x 12' 3" ( 3.96m x 3.73m )

The lounge has carpeted flooring, a upvc double glazed window to the front elevation, storage cupboard fitten into the wall and a radiator

### **Kitchen**

18' x 9' 2" ( 5.49m x 2.79m )

The kitchen is fitted with a range of base and wall mounted units, tiled flooring, space for a dining table and chairs, integrated fridge freezer, integrated dishwasher, stainless steel sink with drainer, oven and hob, double doors out to the rear garden and access through to the utility.

### **Utility Room**

7' 6" x 5' 4" ( 2.29m x 1.63m )

The utility room has a radiator, door to the rear, tiled flooring and space and plumbing for a washing machine.

### **Wc**

The groundfloor wc offers a low flush wc, pedestal hand wash basin with tiled splash back, radiator and extractor fan.

### **First Floor Landing**

The first floor landing has stairs rising from the ground floor, an airing cupboard, a loft hatch leading to a insulated loft and doors to all first floor rooms.

### **Bedroom One**

13' x 10' 9" ( 3.96m x 3.28m )

Bedroom one has carpeted flooring, a radiator, a upvc double glazed window to the front elevation and a door to the ensuite.

### **Ensuite**

The ensuite is fitted with a three piece suite including low level wc, shower cubicle with shower over and a hand wash basin, heated towel rail, vinyl flooring, an extractor fan and a upvc double glazed window to the front elevation.

### **Bedroom Two**

9' 5" x 9' 4" ( 2.87m x 2.84m )

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

### **Bedroom Three**

8' 4" x 9' 7" ( 2.54m x 2.92m )

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.





### Family Bathroom

The bathroom has a three piece suite comprising of panel bath with shower over, low level wc and hand wash basin, tiled walls, vinyl flooring, a heated towel rail and a upvc double glazed window to the side elevation.

### Outside

To the front of the property there is front garden with a pathway to the front door. To the rear of the property there is a levelled garden, with patio seating area and astro turf lawn. an electric point, a water point and access out to the garage and off road parking. The garage has electrics and a pull down loft ladder with access to a boarded sectioned perfect for additional storage.



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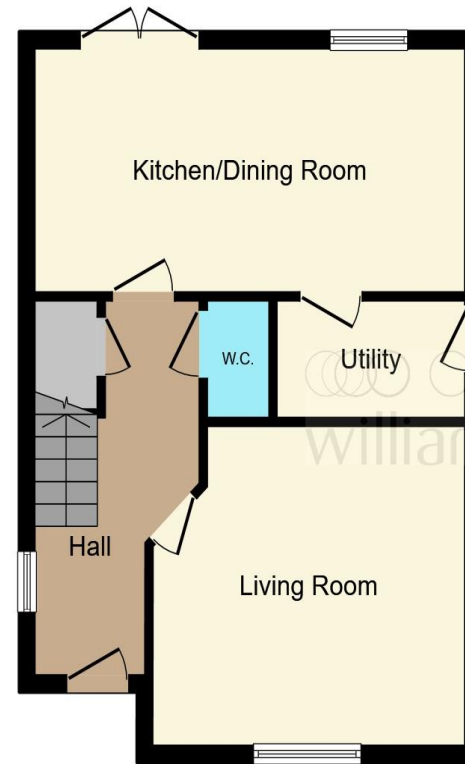
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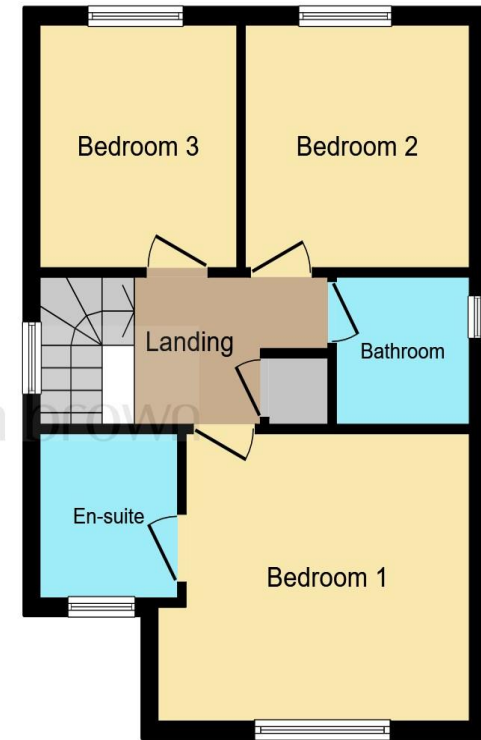
- NHBC Warranty Remaining
- Kings Gate Development
- UPVC Double Glazing and Gas Central Heating
- Three Well-Proportioned Bedrooms
- Ensuite to Master Bedroom

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£280,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115700 - 0001

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