



Paradise Close, Shepshed



£350,000

- ENLARGED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- STUNNING LIVING DINING KITCHEN
- QUALITY INTERIOR FINISHES
- UTILITY ROOM
- GROUND FLOOR W.C.
- FREEHOLD
- EPC rating C



An enlarged, impressive detached family home occupying a lovely position within this edge of Village cul-de-sac and overlooking a small, grassed children's park.

The standout feature of the property is its large living dining kitchen where we can imagine all the family gathering with both a partially open plan children's family room and main lounge leading off this central space. The stylish contemporary shaker style kitchen enjoys a quality finish with quartz work surfaces and integrated appliances, including dishwasher, stainless steel electric double oven, microwave, four ring induction hob and extractor along with fitted space for a large American style fridge freezer. Quality wood effect Karndean luxury vinyl flooring runs from the hallway through into the living kitchen and family room and there are bifold doors from the dining space leading into the garden, ideal for summer entertaining!

A utility room leads off the kitchen which has plumbing for washing machine, space for tumble dryer, additional cupboards and worksurface, rear entrance door to the garden, continuation of the flooring from the kitchen which also leads into a handy ground floor WC.

This particular design from William Davis Homes offers four double bedrooms, three of which having built in wardrobes and the master to the rear overlooks the garden. There's an ensuite shower room serving bedroom one, this has a double shower enclosure with mixer shower, heated towel radiator, shaver point,



ceiling spotlights and window.

The hallway and generous landing are also worth mention as these bring a feeling of space to the property and leading off the landing is the family bathroom. With the vanity style suite, over bath mixer shower, glass shower screen, heated towel radiator, shaver point, extractor, ceiling spotlights and window.

The property would make a great home for the young and growing family falling into Oxley Primary School catchment which is just a short stroll around the corner. There is also an excellent range of village shops in Shepshed Centre and swift commuter access nearby including M1 motorway at Junction 24, the M42 at Ashby and East Midlands Airport.

To the outside, the property sits into a slight corner plot position with the two-car block paved driveway and additional side area which could be utilised as an additional parking space. Gated access to the side leads to a fully enclosed lawned garden with porcelain tiled patio and surrounding shrubs.

Good to know;

The property has UPVC double glazing throughout.

Gas central heating powered by an ideal conventional boiler located in the utility room with hot water cylinder in the landing area cupboard.

The loft is boarded and there is a loft ladder.

The garden shed will remain with the property.

For Sale with no upward chain.

To find the property, proceed into Shepshed entering from the M1 motorway Junction 23 along the A512 Ashby Road and continuing to the third set of traffic lights. Turn right onto Charnwood Road, second left into Anson Road and where Paradise Close is the last turning on the right-hand side where the property is situated on the right as identified by the agent for sale board.



LOUNGE 4.21m x 3.26m (13'10" x 10'8")

LIVING DINING KITCHEN 6.34m x 4.26m (20'10" x 14'0")

FAMILY ROOM 4.85m x 2.41m (15'11" x 7'11")

UTILITY ROOM 1.78m x 1.71m (5'10" x 5'7")

GROUND FLOOR W.C. 1.71m x 0.9m (5'7" x 3'0")

HALLWAY 3.37m x 1.97m (11'1" x 6'6")

MASTER BEDROOM 3.67m x 3.66m (12'0" x 12'0")

EN-SUITE SHOWER ROOM 2.86m x 1.17m (9'5" x 3'10")

BEDROOM TWO 3.66m x 3.53m (12'0" x 11'7")

BEDROOM THREE 3.26m x 2.1m (10'8" x 6'11")

BEDROOM FOUR 3.76m x 2.42m (12'4" x 7'11")

BATHROOM 2.35m x 2.2m (7'8" x 7'2")





SERVICES

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 E

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.

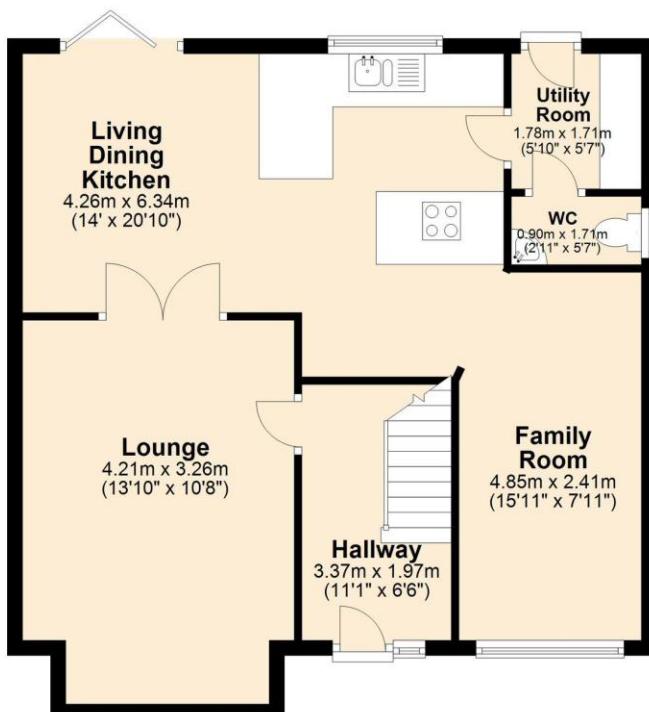
REFERRALS

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.



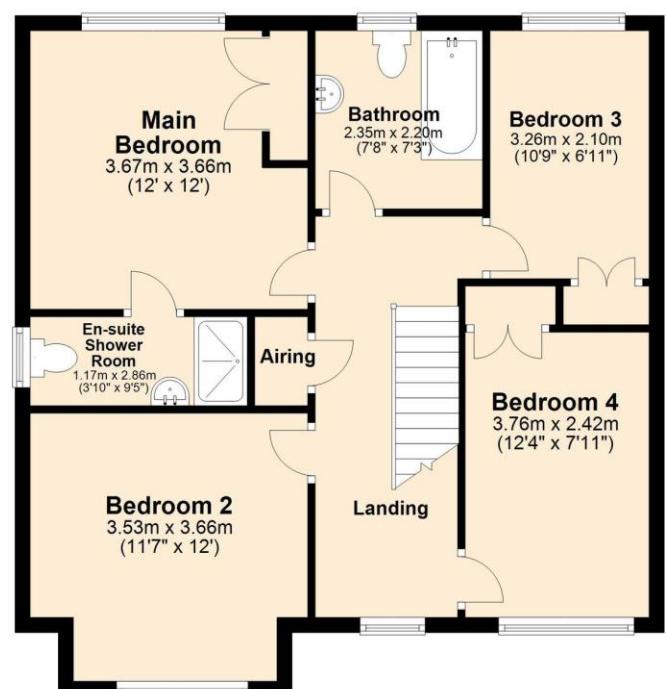
Ground Floor

Approx. 60.9 sq. metres (655.5 sq. feet)

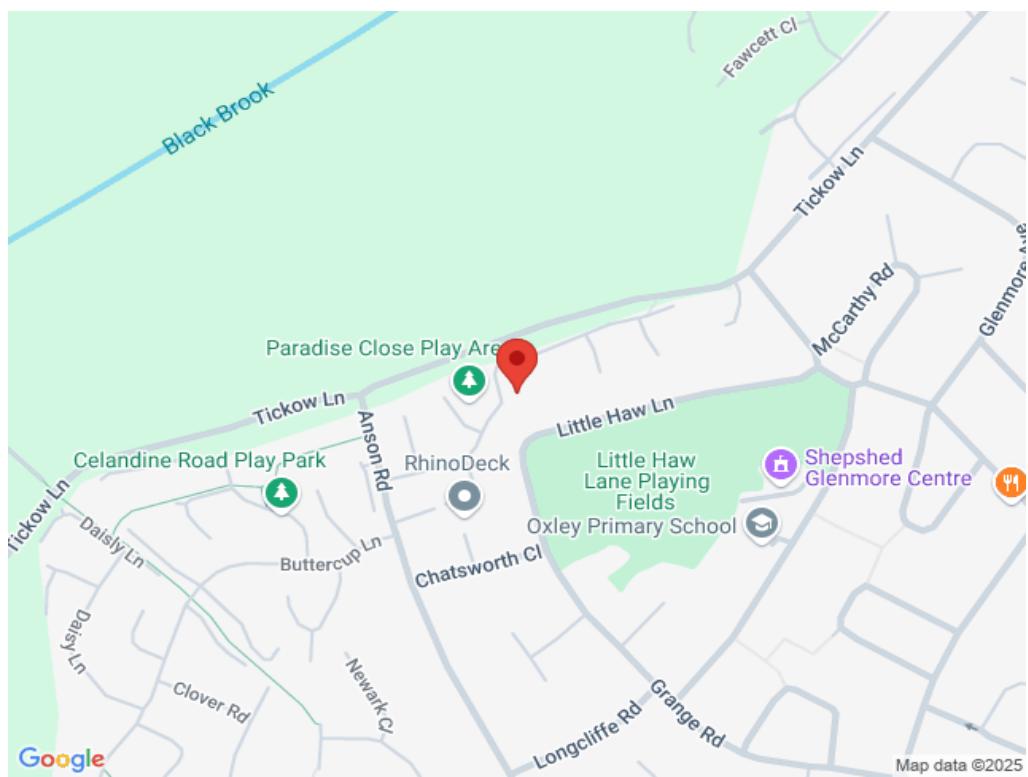


First Floor

Approx. 65.3 sq. metres (702.7 sq. feet)



Total area: approx. 126.2 sq. metres (1358.2 sq. feet)



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