HOPKINS & DAINTY
ESTATE AGENTS

Iris Close, Shepshed, LE12 9FS

£489,500

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and spacious, four bedroom detached family home. With a pleasant front outlook over a green space opposite; set on this popular modern estate towards the edge of Shepshed. Built in 2020 by William Davis Homes, standing on a generous garden plot with a detached double garage.
The spacious internal accommodation comprises entrance hallway, three good size reception rooms, an impressive kitchen/dining room with a range of integrated appliances, a utility room and guest WC. On the first floor, there are four double bedrooms, all with fitted wardrobes. The master bedroom has an En-suite shower room and the main family bathroom has a four piece suite, including a separate bath and shower. The property has gas centrally heating and double glazing, side driveway parking with a detached double garage and delightful front and rear gardens.
Shepshed has a good supply of local shops and services and is convenient for access to the nearby M1 at Junction 23.
If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Hallway

Accessed via a double glazed entrance door with a side panel. Having a radiator, stairs rising to the first floor with a storage cupboard under and doors leading off.

Lounge 15'10" x 13'0" (4.84 x 3.98)

Generous main sitting room with two radiators and double glazed French doors with side panels opening onto the rear garden.

Kitchen/Diner 16'4" x 11'11">7'10" (+bay) (4.98 x 3.64>2.41 (+bay))

Fitted with a contemporary range of base and wall units, with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, second oven/microwave, a warming drawer and five ring gas hob with a hood over; along with an integrated dishwasher, fridge and freezer. Tiled flooring, a radiator, ceiling spotlights, double glazed rear windows and French doors opening onto the garden.

Dining/Sitting Room 13'1">10'6" x 10'6" (4.00>3.22 x 3.22)

Versatile second reception room with a radiator and double glazed front window.

Study 12'4" x 9'3" (+bay) (3.77 x 2.84 (+bay))

Useful home study with a radiator and double glazed front bay window.

Utility Room 7'4" x 5'4" (2.24 x 1.63)

Fitted worktop with a sink and drainer. Space for a tumble dryer and plumbing for a washing machine. Tiled flooring, a radiator, cupboard housing the wall mounted gas boiler, an extractor vent and a double glazed side access door.

Guest WC

Two piece suite comprising WC and wash hand basin with a radiator and extractor vent.

First Floor Landing

With access to the loft space, a radiator, double glazed front window and the built in airing cupboard housing the hot water cylinder.

Master Bedroom 13'0" x 12'7" (3.97 x 3.85)

Measurements include the wardrobes.

With fitted floor to ceiling wardrobes, a radiator, double glazed rear window and door to:

En-Suite Shower Room 9'4" x 3'11" (2.87 x 1.20)

Three piece suite comprising shower with tiled splashbacks; a wash hand basin and WC. Heated towel rail, ceiling spotlights, an extractor vent and double glazed side window.

Bedroom 2 13'2" x 13'1">10'7" (4.02 x 4.01>3.23)

Good size second bedroom with built in wardrobes, a radiator and double glazed front window.

Bedroom 3 12'0" x 9'1" (3.68 x 2.79)

With a radiator, built in wardrobes and a double glazed rear window.

Bedroom 4 11'6" x 9'6" (3.52 x 2.90)

Measurements include the wardrobes.
Fitted floor to ceiling wardrobes, a radiator and double glazed front window.

Bath/Shower Room 8'7" x 7'1" (2.62 x 2.17)

Four piece suite comprising bath, separate shower, wash

hand basin and WC. With tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed rear window.

Front Garden

At the front of a property there is a generous lawn garden with mature shrub borders, attractive metal fencing and a path to the entrance door, which has outside lighting and a storm canopy.

Side Driveway

Side driveway parking with access to the garage and rear garden.

Double Garage 15'10" x 15'1" max. (4.85 x 4.60 max.)

With two up and over doors, electric light and power connected, roof storage space.

Rear Garden

Delightful rear lawn and patio garden with a southerly aspect. Attractive planted borders, vegetable beds, a greenhouse and fencing to the boundary.

Service Charge

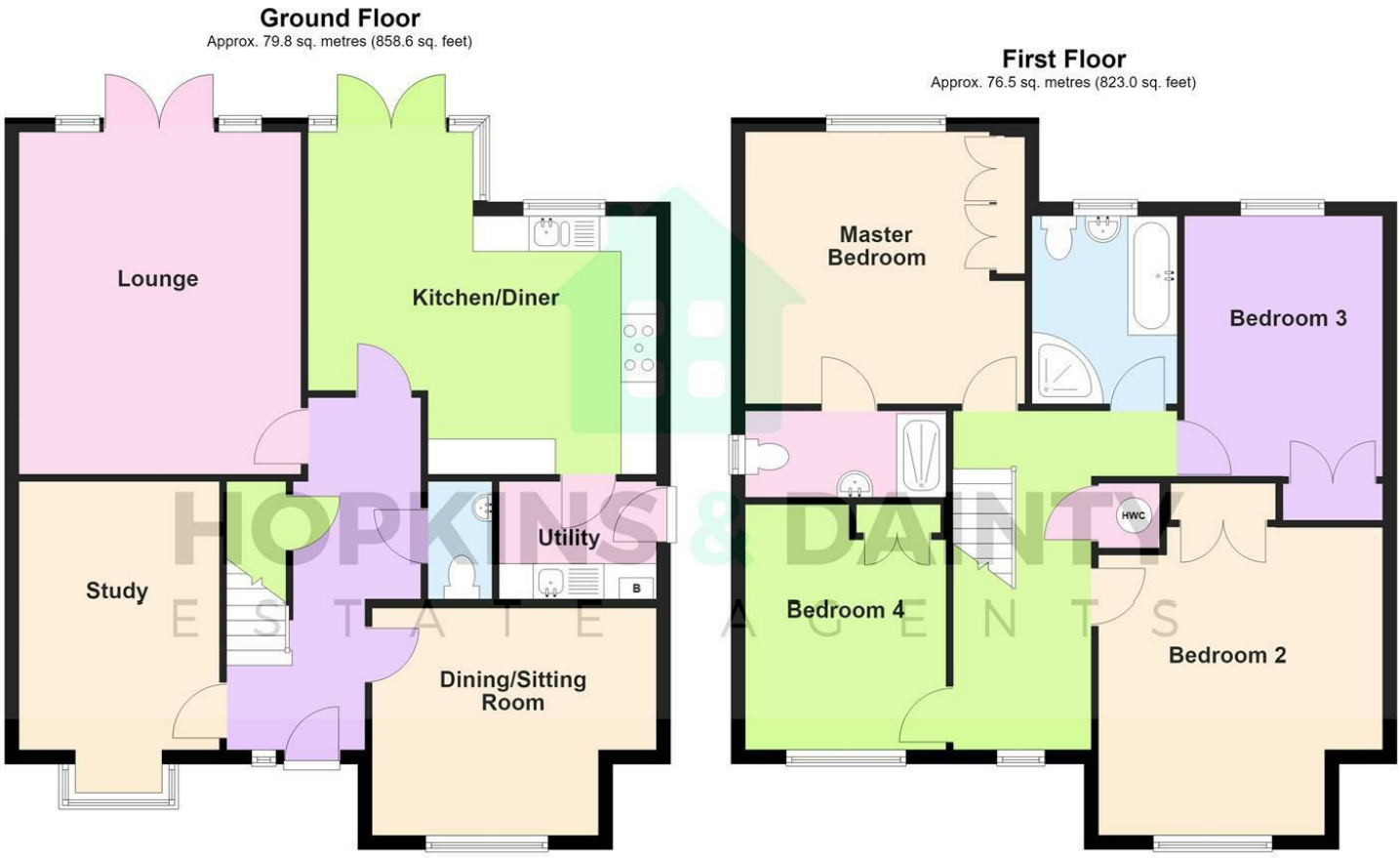
We understand that this property is subject to an annual service charge in the region of £300. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by

the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



Total area: approx. 156.2 sq. metres (1681.6 sq. feet)

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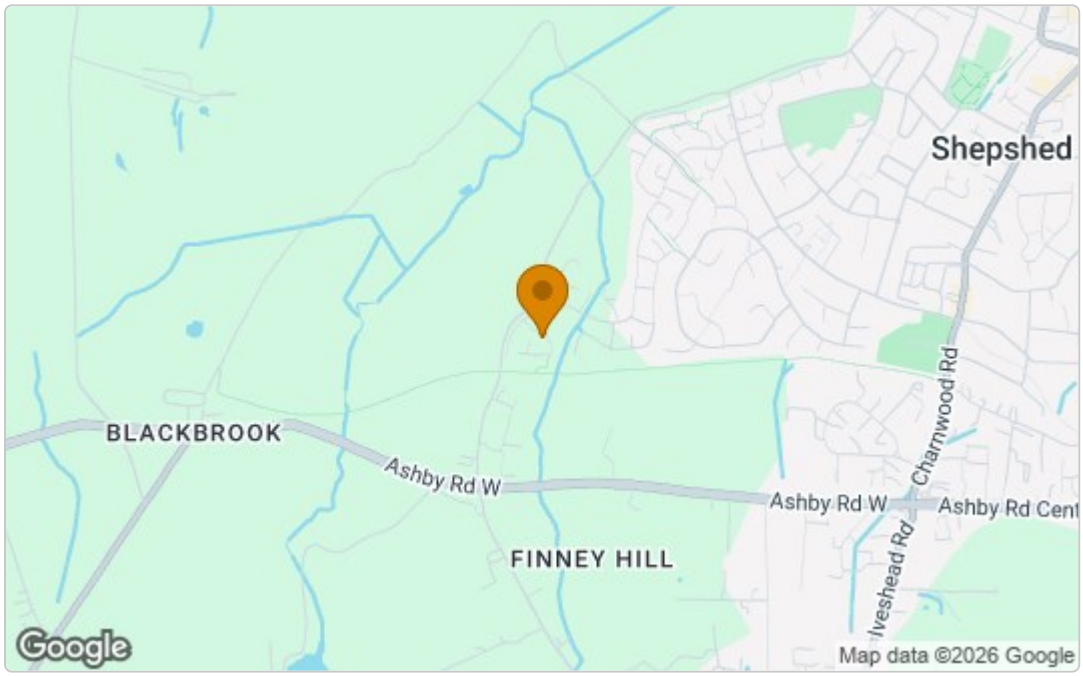
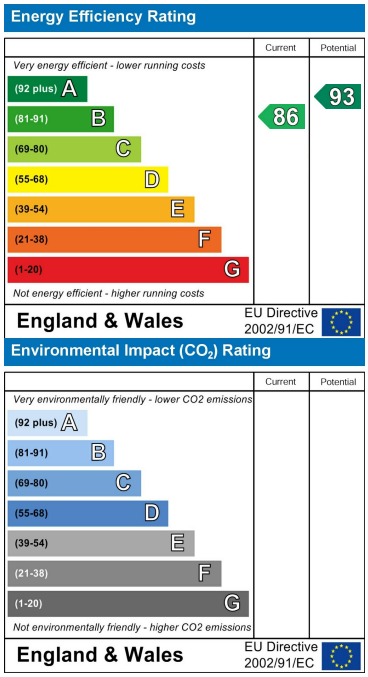
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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