



**Woodpecker Way, Shepshed**

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## **Woodpecker Way, Shepshed**

**\*\*FOR SALE\*\*** This three-bedroom detached home situated on the Kings Gate Development, located off Hathern Road in the charming market town of Shepshed. Built in 2020, this home still has the benefit of the remaining 10-year NHBC warranty.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the hallway. Entrance hall has laminate flooring, stairs rising to the first floor and doors to the kitchen diner and living room.

### **Lounge**

The lounge has wood flooring, a upvc double glazed window to the front elevation, a radiator and French doors leading to the rear garden.

### **Kitchen Diner**

The kitchen diner has laminate flooring, a upvc double glazed windows to the rear and front elevations, door to the utility room, ground floor wc and storage cupboard, a radiator and space for a dining table and chairs. The kitchen has a range of base and wall mounted units with roll edge work surfaces over, stainless steel sink and drainer with mixer tap, gas hob, extractor fan, inset ceiling spotlights, space for a fridge freezer and dishwasher.

### **Utility Room**

The utility room has laminate flooring, base and wall mounted units with roll edge work surface over, space and plumbing for a washing machine and a upvc door leading to the rear garden.

### **Ground Floor Wc**

The ground floor wc has laminate flooring, a low level wc and a hand wash basin.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, carpeted flooring, a upvc double glazed window to the rear elevation, loft hatch and doors to all first-floor rooms.

### **Bedroom One**

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

### **Ensuite**

The ensuite has a three-piece suite including low level wc, hand wash basin, shower cubicle with shower over and a upvc double glazed window to the rear elevation.

### **Bedroom Two**

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

### **Bedroom Three**

Bedroom three has carpeted flooring, a radiator and upvc double glazed windows to the side and rear elevations.

### **Bathroom**

The bathroom has vinyl flooring, partially tiled walls, a upvc double glazed window to the front elevation and is fitted with a three-piece suite including bath with shower over and shower screen, low level wc and a pedestal hand wash basin.

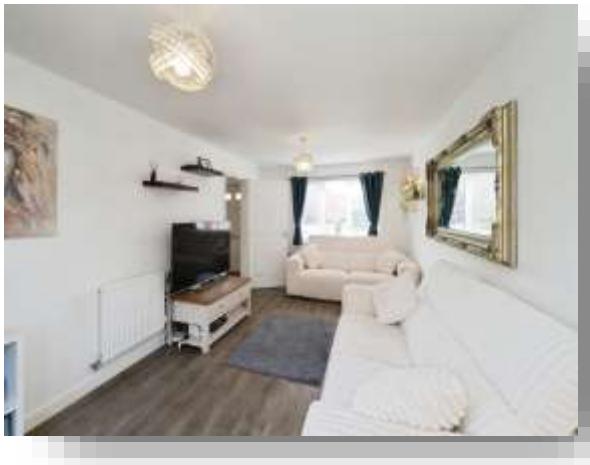


## Outside

To the front of the property is a lawn with a pathway leading to the front door. To the rear is a detached garage, decking, a patio seating area, a lawn and is fenced and walled to all boundaries.

## Garage

Garage has an up and over door with lighting and electrics.



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## Woodpecker Way, Shepshed Loughborough

- NHBC Warranty Remaining
- Gas Central Heating
- UPVC Double Glazing
- Ground Floor WC
- Utility Room

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£280,000**



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:  
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