

Sinclair



32 Daisy Lane, Shepshed

Loughborough

£375,000

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Tree Lined Front Aspect
- Four Generous Double Bedrooms
- Close To Open Green Spaces
- Master En-Suite
- Home Office/ Play Room
- Utility Room
- Downstairs WC
- No Upward Chain



Reception Hall

Reception hall has stairs accessing the first floor, radiator and doors accessing an under stairs storage cupboard, downstairs WC, home office/playroom and living room and open plan family dining kitchen (with utility off). There is a Hive control unit servicing two zone heating for the property.

Home Office/ Play Room

11' 1" x 7' 9" (3.37m x 2.37m)

UPVC double glazed window with pleasant tree lined front aspect, radiator.

Living Room

14' 8" x 11' 6" (4.48m x 3.50m)

UPVC double glazed window with pleasant tree lined front aspect, radiator and feature panelling to the walls.

Dining Kitchen

20' 0" x 14' 3" (6.09m x 4.34m)

(Minimum measurement 2.77m not including bay) The Open Plan family dining kitchen is a particular feature of sale. The kitchen area has a one and a half bowl single drain sink unit with chrome mixer tap over and range of fitted Smeg appliances including five ring gas hob with extract fan over, double eye level oven and grill, a dishwasher and integrated fridge and freezer. There are pan drawers, fitted units to the wall and base, pull out pantry style cupboard, wood effect roll edge worksurface with matching up stand. To the dining area there is a bay window overlooking and accessing the garden and which accommodates the dining area and there is a door accessing the utility room.

Utility Room

8' 11" x 6' 0" (2.73m x 1.82m)

The utility room has a single drainer stainless steel sink unit with cupboards under, wood effect roll edge worksurface with matching up stand, plumbing for washing machine and space a tumble dryer. There is a wall mounted and concealed gas fed boiler, radiator and uPVC double glazed door access accessing the garden.



Landing

The landing gives way to four double bedrooms (with ensuite to master) and a family bathroom. There is a radiator loft access hatch and airing cupboard housing the hot water cylinder.

Bedroom One

11' 4" x 9' 4" (3.45m x 2.84m)

(Measurements to the front of wardrobe/cupboards) There is a UPVC double glazed window with pleasant outlook over a tree line aspect with fields beyond, radiator, two double built-in wardrobe/ cupboards, feature panelling to walls and door accessing ensuite shower room

En-Suite Shower Room

The en-suite is fitted with a double width shower cubicle with thermostatic shower, low flush WC and wash hand basin with chrome mixer tap and heated towel rail. UPVC double glazed opaque glass window.

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

(Measurements to the front of wardrobe / cupboard and not including recessed storage cupboard) Two UPVC double glazed windows with pleasant tree lined front aspect with fields beyond, radiator, a double wardrobe/ cupboard and additional built-in cupboard to the recessed area.

Bedroom Three

12' 4" x 7' 4" (3.75m x 2.23m)

UPVC double glazed window overlooking the garden and radiator.

Bedroom Four

11' 5" x 8' 2" (3.49m x 2.49m)

UPVC double glazed window overlooking the garden and radiator.

Family Bathroom

The family bathroom is fitted with a white four piece suite comprising panel bath, separate shower cubicle with thermostatic shower, low flush WC and wash hand basin. There is a heated towel rail and UPVC double glazed opaque glass window.





FRONT GARDEN

The property occupied a pleasant position opposite a tree line aspect with fields beyond. The property is in close proximity to open green spaces ideal for dog walking and there is a driveway providing off-road parking which intern leads to the (Garage).

REAR GARDEN

The rear garden enjoys privacy to the plot and his laid main to lawn. There are patio and pathways which lead to an additional patio area towards the rear of the boundary and an outside tap. There is a useful space to the rear of the garage and gated side access from the garden leading to the driveway and (Garage).

DRIVEWAY

2 Parking Spaces

The tarmacadam driveway offers off-road parking for two vehicles and an in turn leads to the (Garage).

GARAGE

Single Garage

The (Garage) has an up and over door electric light and power.

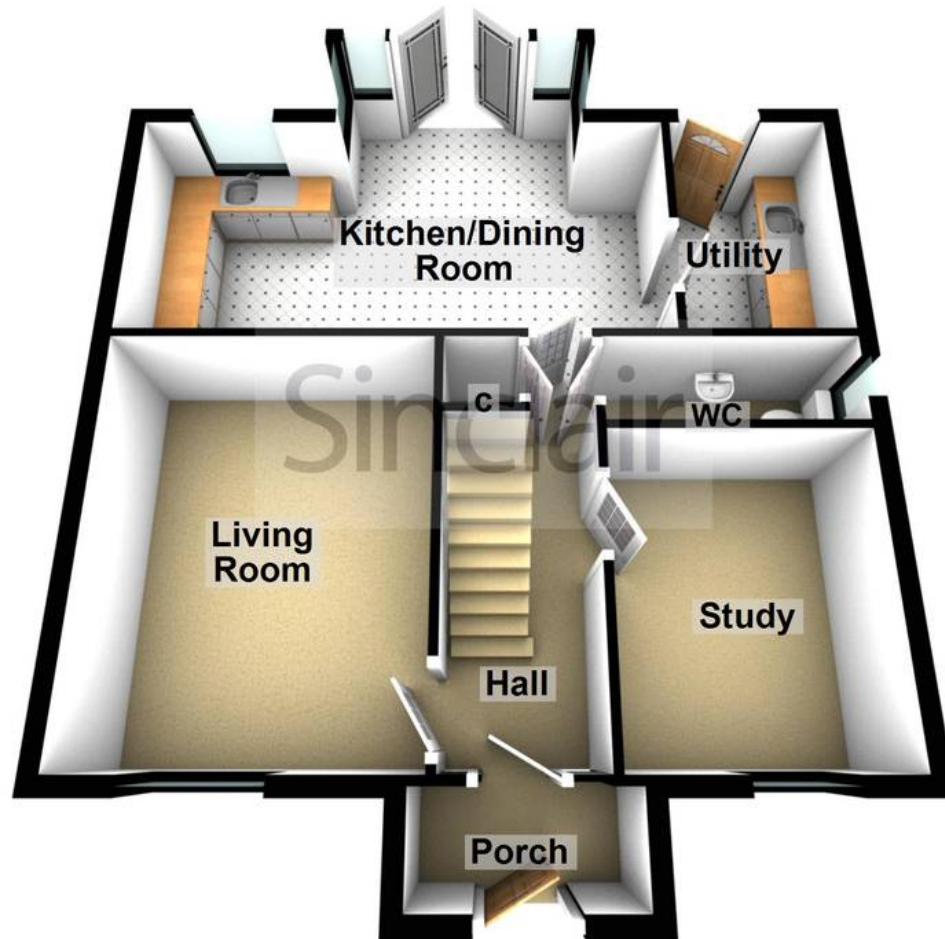




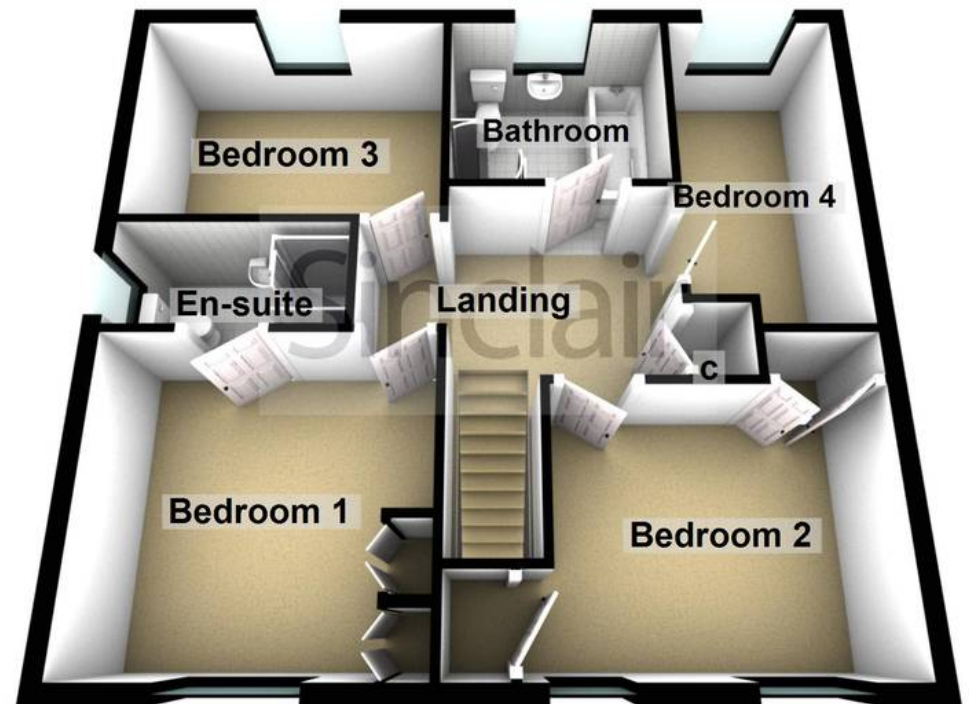




Ground Floor



First Floor





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