



Sinclair

Daisy Lane, Shepshed
Loughborough

£330,000

Daisy Lane

Shepshed, Loughborough

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Super Tucked Away Position
- Ample Parking To Drive
- Garage and EV Charge Point
- Master En Suite
- Utility Room
- Downstairs WC



Reception Hall

The property is accessed via a storm porch with UPVC double glazed door accessing the entrance hall. The entrance hall has stairs accessing the first floor and doors accessing the downstairs WC, living room and open plan dining kitchen (with utility room off).

Downstairs WC

5' 5" x 3' 4" (1.65m x 1.02m)

Fitted with a white two-piece suite comprising WC and wash hand basin. Radiator.

Living Room

17' 7" x 11' 1" (5.36m x 3.38m)

UPVC double glazed window, two radiators and UPVC double glazed patio doors overlooking and accessing the garden

Open Plan Dining Kitchen

17' 6" x 9' 8" (5.33m x 2.94m)

The kitchen area is fitted with a 1 1/2 bowl single drainer stainless steel sink unit with stylish mixer tap over and cupboards under. There are fitted units to the wall and base with a roll edge worksurface and matching up stand and range of integrated appliances, including a gas hob with an oven under and extractor fan over, dishwasher, fridge and freezer. There is a UPVC double glazed window overlooking the garden and further UPVC double glazed window to the front. To the dining area, there's a radiator. From the kitchen, there is a door to access the utility room.



Landing

The first floor landing gives way to three well proportioned bedrooms (with en suite to master) and a family bathroom, UPVC double glazed window overlooking the garden.

Master Bedroom

11' 4" x 9' 8" (3.46m x 2.95m)

(Measurements not including en suite or room entry) The master bedroom has a UPVC double glazed window, radiator and door accessing the en suite shower room

En-suite

The ensuite is fitted with a double-width shower cubicle with a modern thermostatic shower combo, featuring a luxury rainfall head and adjustable sliding shower head, along with a low-flush WC, hand basin with chrome tap, heated towel rail, and UPVC double-glazed window.

Bedroom Two

9' 6" x 8' 1" (2.90m x 2.47m)

(Measurements to the front of wardrobe/cupboard) UPVC double window, radiator and a double built-in wardrobe/cupboard

Bedroom Three

7' 11" x 7' 3" (2.41m x 2.21m)

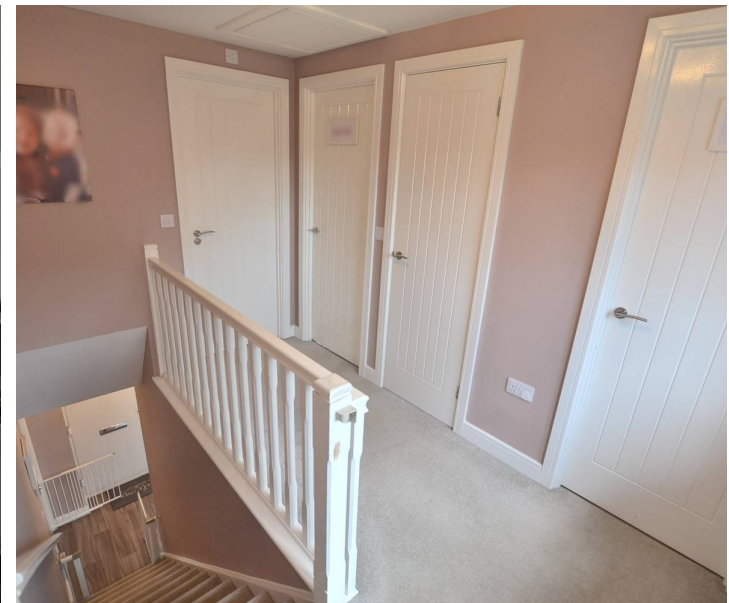
(Not including room entry) UPVC double glazed window overlooking the garden and radiator

Family Bathroom

The family bathroom is fitted with a white three-piece suite comprising panel bath with combination chrome shower tap, low flush WC and wash hand basin. Heated towel rail and an airing cupboard housing the hot water cylinder system. UPVC double glazed window.

Utility Room

There is a single drain stainless steel sink unit with cupboards under a wall mounted and concealed gas fed boiler, plumbing for washing machine and cloaks hanging space. UPVC door accessing the garden and radiator.





GARDEN

The property occupies a pleasant and tucked away position on Daisy Lane with a tree lined front aspect. The rear garden is of a good proportion and laid mainly to lawn with sleeper style edging and plants. There is a useful area to the rear of the garage and a gate accessing the drive and garage.

DRIVEWAY

4 Parking Spaces

The position of the plot offers good parking arrangements and the driveway has an EV charging point.

GARAGE

Single Garage

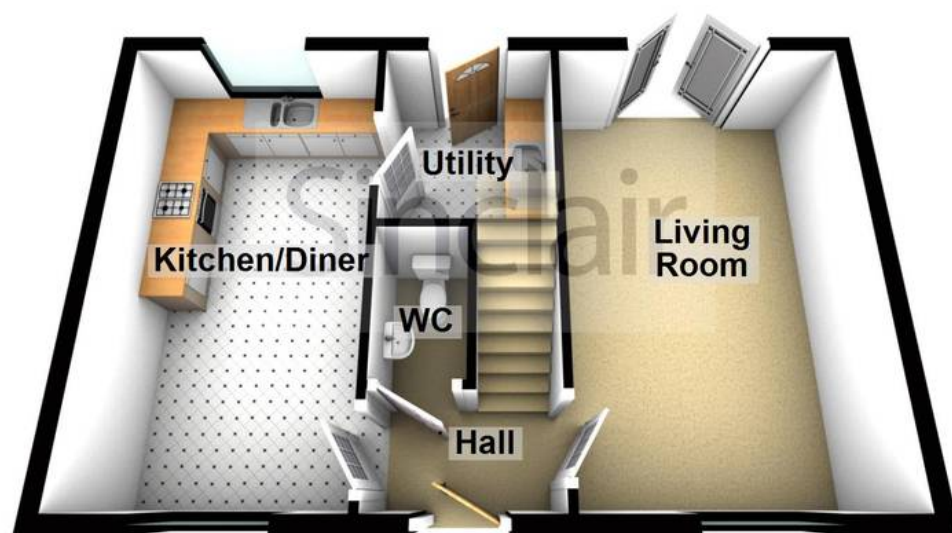
The garage has an up and over door, electric light and power.



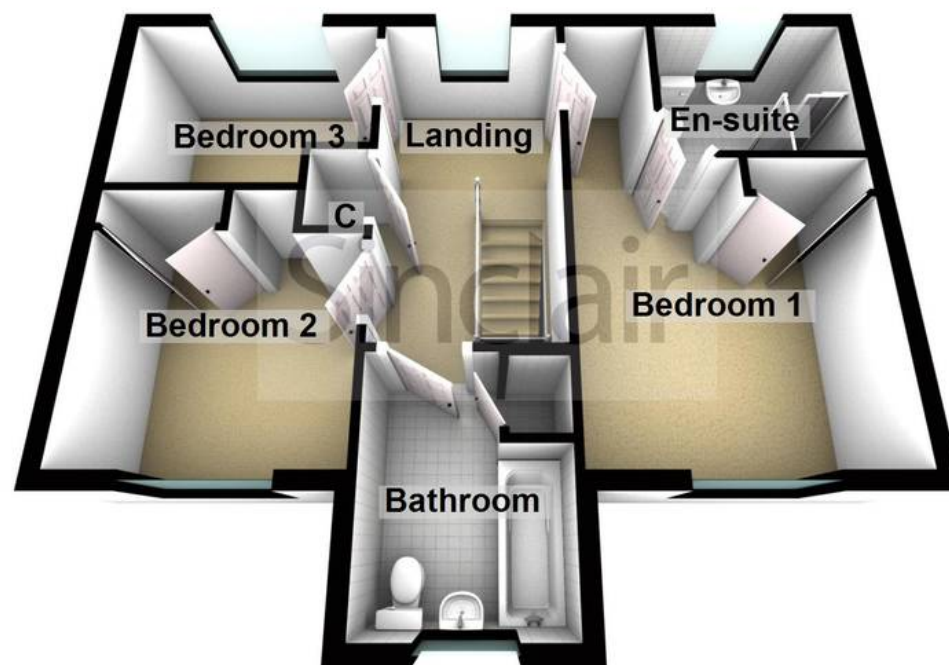




Ground Floor



First Floor





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