

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

Sinclair



6 Woodpecker Way, Shepshed, Leicestershire, LE12 9WG

£186,500

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Property at a glance

- 2018 Constructed
- Open Plan Fitted Kitchen/Diner
- Master Ensuite
- Council Tax Band*: B
- Three Bedrooms
- Ground Floor W.C
- Off-Road Parking
- Price: £186,500

Overview

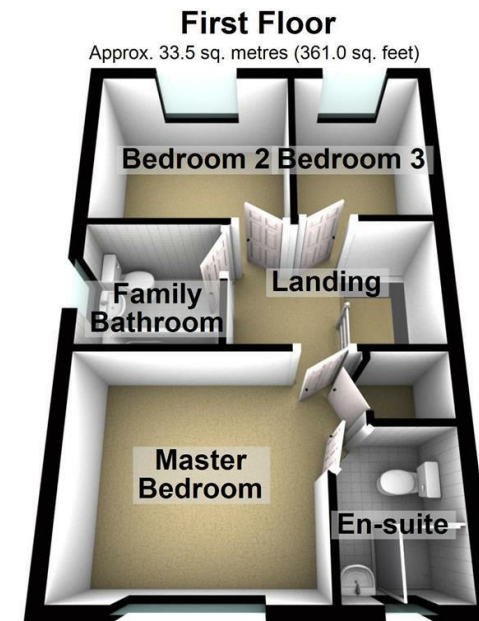
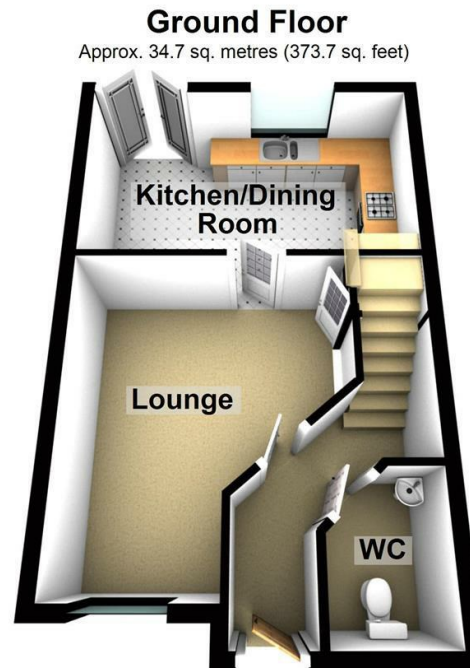
THIS NEARLY NEW THREE BEDROOM SEMI-DETACHED FAMILY HOME COMES TO TH MARKET BOASTING A HOST OF AMENITIES INCLUDING GROUND FLOOR W.C, 15,4 OPEN PLAN KITTED KITCHEN/DINER AND MASTER BEDROOM WITH ENSUITE. Situated on the Kings Gate Development within the commuter town of Shepshed this family home comprises entrance hall, guest cloakroom, lounge, open plan fitted kitchen/diner wist stairs rising to the first floor facilitating three bedrooms including the ensuite shower room and family bathroom. Externally the property benefits from a garden to rear and spacious driveway to front offering off-road parking for two vehicles. EPC Rating

Location**

Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; Oxley, St Botolph's, Newcroft and St Winefride's. Secondary schools Iveshead School. There are a number of sports teams including Shepshed Dynamo FC, Shepshed RFC and two cricket clubs. It is a well serviced town with an ASDA, Tesco Express, a number of local stores, restaurants/pubs and takeaways. Shepshed has excellent transport links located adjacent to junction 23 of the M1. Nearest Airport:East Midlands (7.4 miles). Nearest Train Station: Loughborough (5.5 miles) Nearest Town/City: Loughborough(5.3 miles)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panels and comprising timber effect vinyl flooring, radiator and stairs rising to the first floor.

Guest Cloakroom

Comprising low level push button Wc, corner pedestal wash hand basin with mixer taps and adjacent tiled splashbacks, vinyl flooring and uPVC double glazed window to front.

Lounge

12'2" x 14'4" (3.71m x 4.37m)

Having the benefit of understairs storage, radiator and uPVC double glazed window to front.

Open Plan Kitchen/Diner

15'4" x 8'11" (4.67m x 2.72m)

Having a modern range of wall and base units with rolled edge work surfaces, space and plumbing for appliances, one-and-half bowl sink and drainer unit with mixer taps, four ring gas hob with splash screen and extractor hood over, double electric oven and grill, integrated dishwasher, concealed gas fired central heating boiler, timber effect vinyl flooring, uPVC double glazed window to rear, radiator and French doors accessing the patio area.

FIRST FLOOR

Landing

Stairs rising to the first floor landing grant access to all bedrooms including the master suite and family bathroom and comprise airing cupboard and loft hatch.

Master Bedroom

12'0" x 9'7" (3.66m x 2.92m)

Having uPVC double glazed window to front, radiator and overstairs storage.

En-Suite Shower Room

5'5" x 6'2" (1.65m x 1.88m)

This three piece white suite comprises low level push button Wc, pedestal wash hand

basin, corner shower enclosure with wall mounted thermostatic bar mixer shower and adjacent wall tiling, timber effect vinyl flooring, chrome heated towel rail, extractor fan and opaque uPVC double glazed window to front.

Bedroom Two

9'1" x 7'10" (2.77m x 2.39m)

Having uPVC double glazed window to rear and radiator.

Bedroom Three

6'1" x 7'8" (1.85m x 2.34m)

Having uPVC double glazed window to rear and radiator.

Family Bathroom

5'10 x 5'7 (1.78m x 1.70m)

This three piece white suite comprises; low level push button W.C, pedestal wash hand basin with mixer taps, panel bath with splash screen and electric power shower. Also benefiting from a chrome heated towel rail, inset downlights, extractor fan, part tiled walls, vinyl flooring and having an opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

Entered via a side gated access surrounded by timber close board panelling, enjoying a south facing rear garden with paved patio area and stone shingle edging, water point, wall lighting and lawn.

Front

Having a double width tarmacadam driveway offering off road parking for multiple vehicles with a paved walkway accessing the front door with stone shingle planted area housing a range of shrubs.

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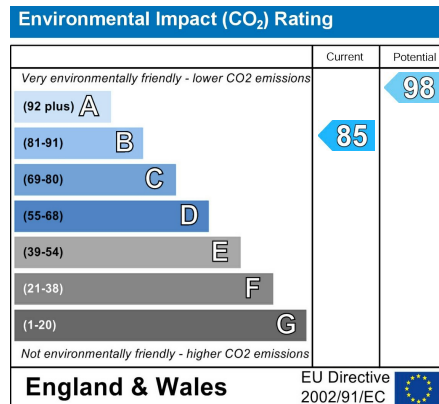
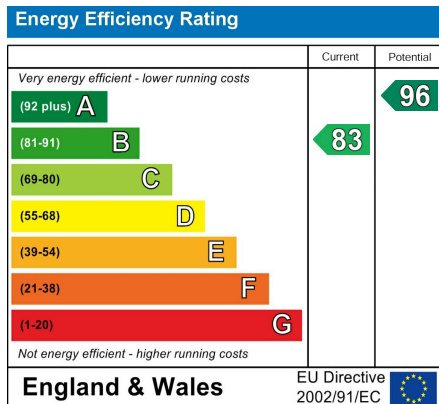
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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair Shepshed on 01509 600610



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