



£325,000

Smithy Way, Shepshed LE12 9TQ

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- NO UPWARD CHAIN
- Four Bedroom Detached Property
- Kitchen with Separate Dining Room
- Conservatory
- Lounge with Bay Window Frontage
- Garage with off Road Parking
- Attractive Private Garden
- Cul-De-Sac
- Popular Residential Location
- Iveshead School Catchment

Main Particulars

We are delighted to offer this FOUR BEDROOM detached house in Shepshed, Leicestershire, with NO UPWARD CHAIN. This beautiful, detached family home also featuring kitchen and separate dining room, double glazing throughout, with gas fired central heating and occupies a cul de sac setting close to Shepshed High School.

In brief this property consists of: Hallway, lounge, kitchen/diner, dining room with adjoining conservatory, and downstairs cloakroom with W.C. Landing, main bedroom with ensuite shower room, three further bedrooms and tiled bathroom with white suite.

Accommodation In Detail:

Ground Floor

Entrance Hall - Composite front door, UPVC double glazed window to the front elevation, radiator and Karndean floor covering hallway, stairs and landing.

Lounge - 4.80m x 3.35m (15'9 x 11'0) - UPVC double glazed bay window to the front elevation, wood floor covering, marble style fireplace surround and inset living flame gas fire, radiator and pair of double doors leading to:

Dining Room- 3.20m x 2.74m (10'6 x 9'0) – Wood flooring following on from the lounge, radiator and sliding doors leading to:

Adjoining Conservatory – 2.81m x 2.56m (9'2 x 8'4) – Brick and UPVC construction, wood flooring, UPVC double doors leading to patio.

Kitchen - 2.92m x 5.30m (9'6 x 17'4) – Composite single drainer sink unit with swan neck mixer tap, range of cream and wood fronted wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, Neff four ring gas cooker, Neff extractor fan, integrated Neff oven and microwave, tiled floor covering, UPVC double glazed window to the rear elevation, radiator and UPVC French doors to garden.

Cloakroom - Two piece suite in white comprising low level W.C. and wash hand basin, tiled walls, extractor fan, wood floor covering, chrome ladder style radiator.

First Floor

Landing - Built in airing cupboard housing the hot water cylinder.

Bedroom One - 3.81m x 3.05m (12'6 x 10'0) - Fitted wardrobes with hanging space, cupboards and dressing table, UPVC double glazed window to the front elevation, wood effect flooring, radiator.

Ensuite Shower Room - Three piece suite in white comprising tiled double shower cubicle with stainless steel shower unit, Mira shower unit, pedestal wash hand basin and low level W.C, extractor fan, UPVC double glazed window to the side elevation, tiled floor covering, chrome ladder style towel rail.

Bedroom Two - 3.05m x 3.05m (10'0 x 10'0) - UPVC double glazed window to the rear elevation with views, wood effect flooring and radiator.

Bedroom Three - 2.90m x 2.67m (9'6 x 8'9) UPVC double glazed window to the rear elevation, carpet flooring, radiator.

Bedroom four - 2.67m x 2.84m (8'9 x 9'3) -- Built in wardrobe with hanging space, Built in cabin bed, carpet flooring, UPVC double glazed window to the front elevation, radiator.

Family Bathroom - Three piece suite comprising panelled bath, shower unit with rain head attachment and splashguard, hand basin and low level W.C, tiled walls and floor covering, extractor fan, UPVC double glazed window to the side elevation, chrome ladder style towel rail.

Outside - This property has a wide frontage, immaculately kept shrubs and bushes, tarmac and block paved driveway, providing off street car parking and leads to an attached brick garage with up and over door, concrete floor, lighting, power, roof storage and housing the gas fired boiler.

Gated access to the fully enclosed and private rear garden including full width paved patio, central lawn and surrounding shrubbery/floral borders behind close boarded fencing.

EPC- Rating: 'D'

Smithy way is perfectly situated within easy walking distance to local independent shops, supermarkets, dentist, doctors, opticians" library, cafes, pubs and restaurants, the town has all the essentials covered.

If you needed to head further a field, it has great public transport links to East Midlands Airport, Loughborough, Leicester, Derby, and Nottingham. The M1, M42, A50 are so easily accessible.

Schools

New Croft Primary School - Ofsted Outstanding

Oxley Primary School - Ofsted Good

St Winefride"s Primary School - Ofsted Good

St Botolph"s Primary School - Ofsted Good

Iveshead Secondary School - Ofsted Good

Supermarkets

Asda - 12 mins walk

Co-op - 11 mins walk

Tesco Express - 14 mins walk

Esso Petrol Station - 7 mins walk

Aldi (opening 2024) - 16 mins walk

Location

M1 Junction 23 - 5 mins drive

East Midlands Airport - 14 mins drive

Nottingham City Centre - 32 mins drive

Derby City Centre - 20 mins drive

Leicester City Centre - 33 mins drive

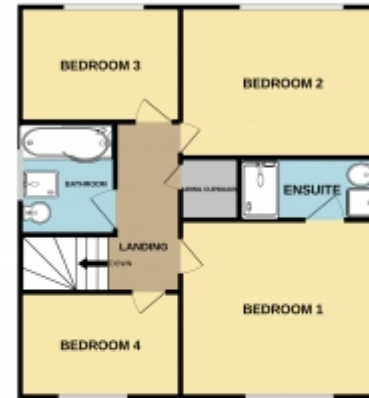
Fosse Park Shopping Centre - 25 mins drive



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are shown as best as can be given, as to their operability or efficiency can be given.
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