



£390,000

Well Yard Close, Shepshed LE12 9TG

Detached House | 4 Bedrooms | 2 Bathrooms

01509 270 010


FROBISHERS

www.frobishers.net



Step Inside

Key Features

- Four bedrooms
- Detached
- Reception Room
- Home Office
- Conservatory
- Large Kitchen/diner
- Utility
- Off-street parking and garage
- Walled Garden
- Catchment for sought after sschools

Main Particulars

A detached family home, occupying a cul de sac position, offering four bedroom accommodation. The ground floor has a front aspect living room, kitchen/dining, utility, home office, second reception room, conservatory and wc. Upstairs, are four bedrooms, en suite and separate family bathroom.

Outside, the property sits on a fantastic corner plot with walled established garden, off road parking for a number of vehicles and garage.

Entrance Hall - Enter through a composite part glazed front door into the hallway. Stair raising to the first floor and access to the lounge, kitchen and w.c., uPVC window, carpet floor covering and radiator.

Lounge 4.57m x 3.32m - This lounge makes a great space for all the family, positioned at the front of the property with its bay window, allow natural light to flood in. The focal point of the room is a Adams style fireplace with a gas flames fire. Glass sliding doors takes you into the dining area of the kitchen, allowing the flow of the downstairs to be opened. Carpet floor covering, feature wallpaper, tv point and radiator.

Second Reception Room - 3.49m x 2.91m - Step into the garden through elegant French doors and make the most of a versatile space that can be used as an office, playroom, or a comfortable guest bedroom. With carpet floor covering, TV point, and radiator.

Office - 2.48m x 2.45m - Situated at the front of the property this room is currently being used as a beauty room but could be used for office or kids' playroom. With lots of electrical sockets, carpet floor covering and radiator.

Kitchen/Diner - 7.76m x 2.46m - The family kitchen, fully fitted and overlooking the rear garden and linking through to the dining room, making this spacious room the heart of the home with stainless steel drainer sink unit with swan neck mixer tap, a range of wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, five ring range cooker with two ovens, grill and hotplate compartment, cooker hood, tiled floor covering, uPVC double glazed window to the rear elevation, radiator, spot lights, space and plumbing for dishwasher and access to the utility

Utility - 2.6m x 1.43m - Set off from the kitchen and access via a composite part glazed door to the side of the house. Space and plumbing for washing machine, fridge freezer, and tiled floor covering.

Conservatory - 4.57m x 2.83m - What a lovely addition to the property, this brick base and wooden construction conservatory leads from the dining area of the kitchen overlooking the garden. Creating a warm and inviting atmosphere for all your social gatherings.

WC - Modern, WC hand wash basin. Part wall and floor tiles, mixer chrome tap and extractor fan.

Landing

Bedroom 1 - 3.30m x 2.9m - uPVC window to the front elevation, carpet floor covering, t.v point and access to ensuite bathroom.

En-suite - 2.10m x 1.19m - Corner shower tray, spacing and plumbing for shower and shower screen, WC, hand-wash basin, radiator and tile flooring.

Bedroom 2 - 4.29m x 3.27m Large double bedroom with bay fronted uPVC window, feature wallpaper wall, tv point, over stairs cupboard great for addition storage, radiator and carpet floor covering.

Bedroom 3 - 2.94m x 2.40m – uPVC window to rear elevation, carpet floor covering and radiator.

Bedroom 4 – 1.95m x 2.00m – uPVC window to the rear elevation, this room is currently being used as a dressing room. Carpet floor covering and radiator.

Family bathroom – 2.94m x 1.60m - uPVC opaque window to rear elevation, curved shower bath, glass shower screen, chrome mixer taps, shower over bath, extractor fan, built in vanity unit, sink with chrome mixer taps, part wall and floor tiles, chrome ladder radiator, spotlights, built in storage cupboard housing hot water tank.

Outside

As you approached the property you notice this beautiful front garden with established plants and borders. The driveway offering parking for a number of vehicles and access to the garage which has power, light and houses the boiler for the property.

Nestled in a tranquil setting, this walled garden boasts meticulous landscaping that creates a serene atmosphere. As you step onto the patio area, your eyes are immediately drawn to the green lawn in front of you surrounded by establish flower borders and patio areas perfect for sitting out in the summer. A side wooden gate leading to the front of the property.

Please call 01509 270010 to book your viewing to appericate how beautiful this property truly is.





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 mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox ©2024

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 24 Charnwood Road, Shepshed, Leicestershire, LE12 9QF

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Telephone: 01509 270 010



www.frobishers.net