## Daisy Lane

Shepshed, Loughborough, LE12 9FX







### **Daisy Lane**

Shepshed, Loughborough, LE12 9FX Guide Price £390,000

Beautifully presented, this smart and modern detached family home boasts spacious accommodation including two reception rooms, four double bedrooms and a fantastic rear garden.

No.

Enjoying a superb position on this modern estate, backing on to green space, this fantastic and spacious family home is presented to a high standard, boasting a wealth of space on both floors.

Set back from the road with a tarmac driveway, there is an integral garage having an up and over door to the front. The front entrance door leads in to the hallway, where Karndean flooring runs throughout the ground floor, with stairs to the first floor and doors to the downstairs rooms. There is a useful cloakroom, hosting a WC and hand wash basin, as well as a storage cupboard adjacent to the stairs.

The lounge is a bright and inviting reception space, with double glazed window to the front and patio doors to the rear both featuring integral blinds. Offering a formal dining space, the separate dining room again has patio doors opening to the rear garden, offering views out.

To the front aspect, the stylish and well equipped kitchen hosts both wall and base units, with roll edge work surface over. Integrated SMEG appliances include an oven and five ring gas hob having overhead extractor, fridge/freezer, dishwasher and a one and a half bowl sink and drainer unit positioned beneath the double glazed window.

The separate utility has further work surface, integrated SMEG washing machine, storage cupboard, space for a tumble dryer and an additional sink and drainer unit. An external door leads to the side of the property.

Upstairs, the landing gives access to the well proportioned bedrooms and family bathroom. Bedroom one is a generous double, with dual aspect double glazed windows and the benefit of its own en suite, comprising tiled shower enclosure, low level WC, wash hand basin and heated towel rail.

Bedrooms two and three are also doubles, with bedroom three currently utilised as a dressing room, having extensive made to measure walnut and mirror fronted wardrobes. The fourth bedroom is currently utilised for home working, offering an ideal study/office space but easily convertible to a bedroom if required.

Servicing bedrooms two through four is the family bathroom, having a smart white suite with both a panelled bath and a separate shower cubicle, as well as a WC, wash hand basin and heated towel rail.

Outside, the rear garden has been landscaped to provide two patioed seating areas, lawn and gravelled raised boarders.

We understand that a service charge of approx. £136 every 6 months payable to Specialist Property Asset Management Ltd.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Useful Websites: www.gov.uk/government/organisations/environment-agency www.charnwood.gov.uk Our Ref: JGA/01032023 Local Authority/Tax Band: Charnwood Borough Council / Tax Band E



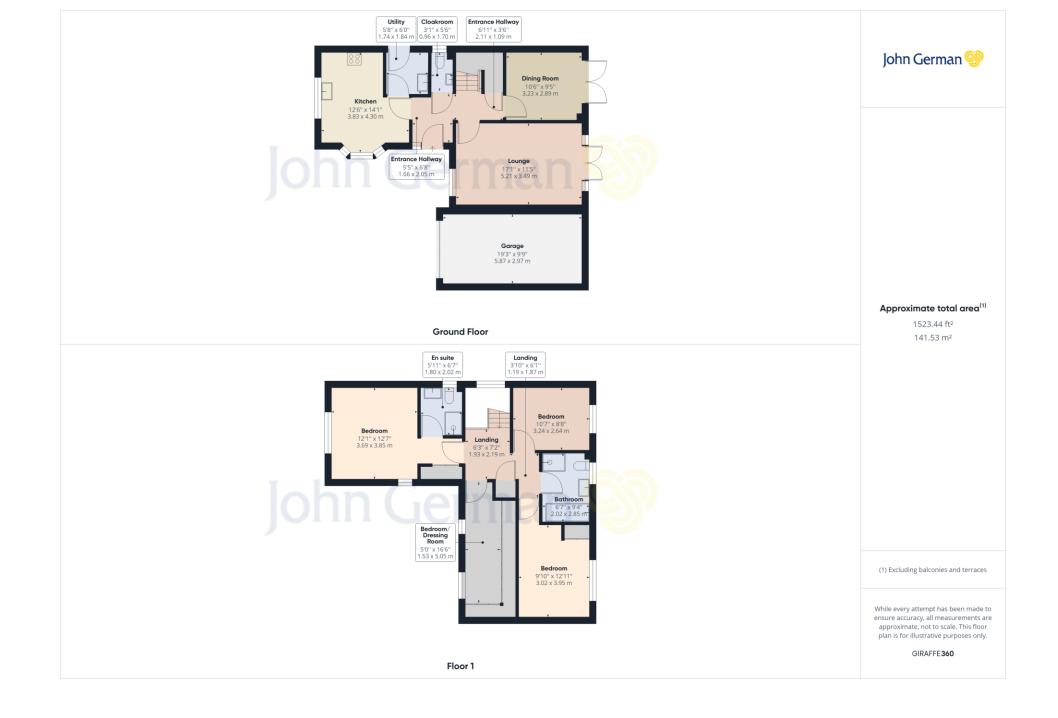














#### Agents' Notes

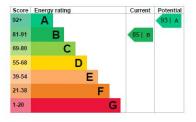
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