

Daisy Lane

Shepshed, Loughborough, LE12 9FX

John
German





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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.



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 borders.

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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1523.44 ft²

141.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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