

Mill Close

Shepshed, Loughborough, LE12 9UA

John 
German





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Guide Price £340,000

Boasting spacious accommodation and a fantastic garden with private rear aspect, this detached family home is a must see, positioned in a desirable cul de sac location.



Enjoying a fantastic position in this popular market town, Shepshed offers excellent transport links with easy access to the M1 and East Midlands Airport. The property is positioned within a cul-de-sac location and enjoys an excellent landscaped rear garden.

The attractive frontage has a lawn and adjacent driveway providing off road parking, with electric roller door giving access to the garage.

With overhead porch, the composite front door opens to the hallway, where stairs rise to the first floor and doors lead off to the downstairs rooms.

Being an excellent size, the lounge diner spans the full length of the property, having a bay window to the front aspect and patio doors offering views out and access to the rear garden. The multi fuel burner and brick surround gives a tasteful focal point to the room.

Continuing through, the kitchen comprises a range of both wall and base level units with work surface over. Integrated appliances include fridge freezer, oven, gas hob and overhead extractor, heated towel rail and appliance space with plumbing for a dishwasher. The one and a half bowl sink and drainer unit is positioned beneath the double glazed window which overlooks the rear garden.

The utility offers additional work surface, space and plumbing/electrics for a washing machine/dishwasher, a door giving access out to the rear garden and also a door to the downstairs cloakroom, hosting a WC and hand wash basin.

To the first floor, the spacious landing has doors to the four bedrooms and family bathroom.

Bedroom one is a generous double having integrated storage and two double glazed windows to the front aspect. This bedroom has previously hosted an en suite shower room, which offers the potential to be re-instated.

The three remaining bedrooms are all well-proportioned and are serviced by the family bathroom, which is part tiled and hosts a smart white suite, with panelled bath, walk in shower enclosure, pedestal hand wash basin, WC and heated towel rail.

The rear garden has been landscaped and is beautifully maintained, being a generous size with a range of borders hosting a variety of plants, shrubs and trees. The greenhouse is positioned towards the rear of the garden, which enjoys a private aspect thanks to the trees beyond.

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.

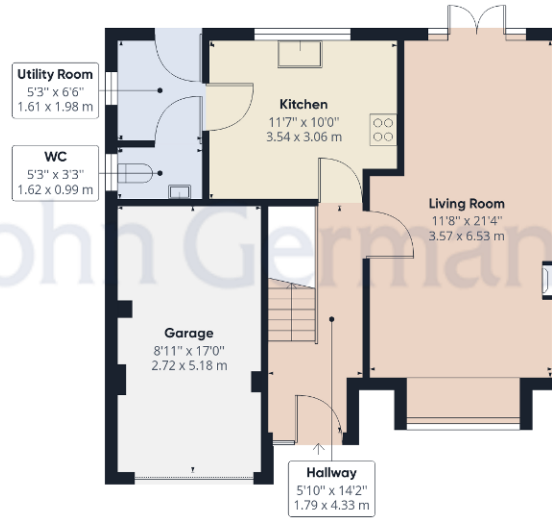
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

Our Ref: JGA/20042023

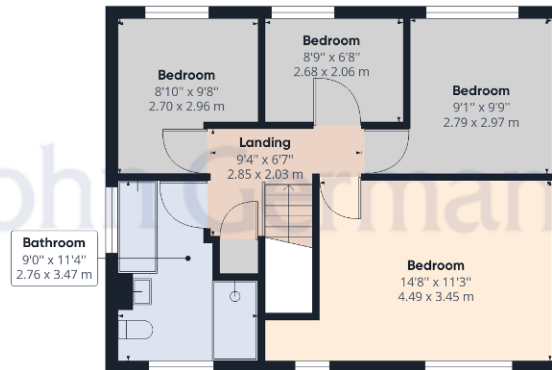
Local Authority/Tax Band: Charnwood Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1206.82 ft²

112.12 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 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.

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



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