



## 36 Brick Kiln Lane, Shepshed

£550,000 Freehold

Must be viewed to be appreciated! This exceptional five bedroom home on Brick Kiln Lane is offered to the market for the first time in a generation!

Edwards Sales and Lettings are delighted to introduce a truly exceptional architecturally-designed home situated in a sought-after location on Brick Kiln Lane. Every element of this luxurious five-bedroom detached house has been meticulously designed to captivate even the most discerning of buyers; this property exudes grandeur from the moment you step through the front door.

Spread across two floors, the generous living space incorporates both style and functionality, with the main core of the home being an open-plan lobby, providing access to the kitchen, dining room, lounge, bedroom wing and W.C.

The spacious layout allows for seamless entertainment, from the refined formal lounge to the expansive open-plan dining area. Natural light cascades throughout the home, courtesy of the fitted skylights and feature windows, accentuating the impeccable attention to detail and lavish finishes that adorn every corner.

This property also offers the convenience of a separate annexe, complete with a bedroom, office, and shower room. Ideal for guests, extended family, or as a private retreat, this additional space provides endless possibilities to suit your individual needs.

Retreating to the upper floors, you will discover three thoughtfully-designed bedrooms, each offering its own private retreat. The master suite is a masterpiece in itself, featuring an en-suite bathroom and a spacious walk-in wardrobe, ensuring unrivalled comfort and privacy for all occupants.

Externally, the property is further enhanced by a beautifully landscaped mature garden, providing an idyllic setting for outdoor relaxation and entertaining. A large patio area presents the perfect spot for al fresco dining, whilst the secure double garage and abundant off-road parking ensure practicality without compromising on aesthetics.

Shepshed is a well-serviced village containing an excellent selection of shops, pubs, and local amenities. Shepshed is in close proximity to junction 23 of the M1, which provides fast access both North and South, including the surrounding cities of Leicester, Derby and Nottingham, as well as East Midlands Airport.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Moss Solicitors, Idyll Mortgages and/or Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Porch**

**Lobby/Dining Area**

28' 0" x 27' 1" (8.53m x 8.26m)

**Kitchen**

13' 9" x 9' 11" (4.19m x 3.02m)

**Dining Room**

13' 4" x 10' 5" (4.06m x 3.18m)

**Living Room**

21' 3" x 15' 6" (6.48m x 4.72m)

**Ground Floor Bedroom**

15' 4" x 13' 0" (4.67m x 3.96m)

**Ground Floor Ensuite**

9' 4" x 7' 0" (2.84m x 2.13m)

**Walk-in Wardrobe**

11' 7" x 7' 4" (3.53m x 2.24m)

**W.C**

5' 6" x 7' 1" (1.68m x 2.16m)

**Annexe Bedroom**

16' 0" x 7' 1" (4.88m x 2.16m)

**Annexe Shower Room**

5' 9" x 4' 9" (1.75m x 1.45m)

**Annexe Office**

7' 11" x 6' 5" (2.41m x 1.96m)



### **First Floor Landing**

**First Floor Bedroom One**  
11' 3" x 10' 3" (3.43m x 3.12m)

**First Floor Bedroom Two**  
12' 3" x 10' 0" (3.73m x 3.05m)

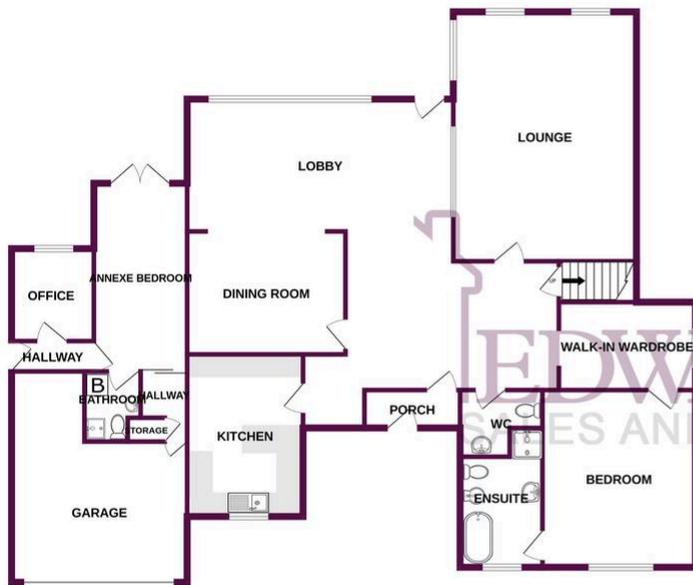
**First Floor Bedroom Three**  
13' 5" x 10' 2" (4.09m x 3.10m)

**First Floor Ensuite**  
7' 7" x 7' 0" (2.31m x 2.13m)

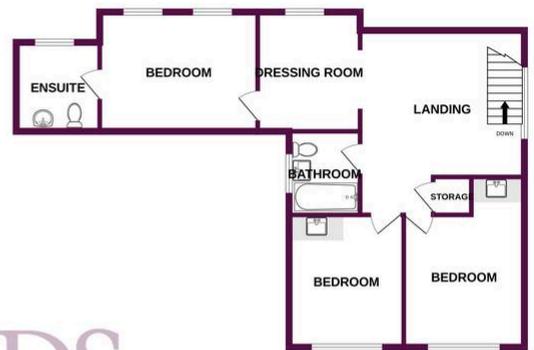
**First Floor Bathroom**  
7' 1" x 6' 0" (2.16m x 1.83m)



GROUND FLOOR  
2011 sq.ft. (186.8 sq.m.) approx.



1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 2775 sq.ft. (257.8 sq.m.) approx.

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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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