

Wortley Close

Shepshed, Loughborough, LE12 9QU

John
German





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Guide Price £410,000

Located towards the outskirts of this popular village ideal for commuters, this sizeable family home enjoys a cul de sac position, with surrounding countryside and easy access to both local amenities and commuter routes.



Offering convenient access to the M1 as well as the amenities offered by this Charnwood village, this detached home is well suited to modern family living, boasting two reception rooms as well as a breakfast kitchen, utility and four very well proportioned bedrooms. Situated in this pleasant cul de sac, the property has a driveway which provides off road parking, with the integral garage having an up and over door to the front.

The front door opens to the useful and spacious porch, with a further door opening into the hallway, where stairs rise to the first floor and doors lead off to the downstairs rooms. There is a useful guest cloakroom, hosting a WC and hand wash basin, with double glazed window to the front. Opposite, a door opens to the secondary reception/dining room, with a window to the front aspect and double doors which open through to the generously proportioned lounge. With a feature fireplace and surround, the sizeable lounge has both wall and ceiling mounted light points, with double glazed sliding door opening to the conservatory, which offers an additional seating area and gives views out over the rear garden.

Comprising both wall and base level storage units with work surface over, the breakfast kitchen is well appointed having an integral oven, microwave, gas hob with overhead extractor, dishwasher and a one and a half bowl sink and drainer unit beneath the double glazed window to the rear aspect. The adjacent utility provides further storage and work surface space, with an additional sink unit and undercounter appliance space with plumbing for a washing machine.

Upstairs, the first floor landing has doors opening to the four bedrooms and family bathroom. Bedroom one is an excellent double, incorporating storage units, a double glazed window and access to the en suite shower room, having a shower cubicle, low level WC and hand wash basin. The three remaining bedrooms can all host double beds, with the fourth currently utilised as a single and still having space for use as a study/office. Completing this floor is the family bathroom, having a contemporary suite with the benefit of an enclosed shower cubicle and separate bath, low level WC, hand wash basin and heated towel rail.

Externally, the rear garden has been landscaped to incorporate a pebbled seating area, decked area and patio, with the remainder laid largely to lawn. There is a timber shed and space for a hot tub, which may be available for inclusion in the sale by separate negotiation.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

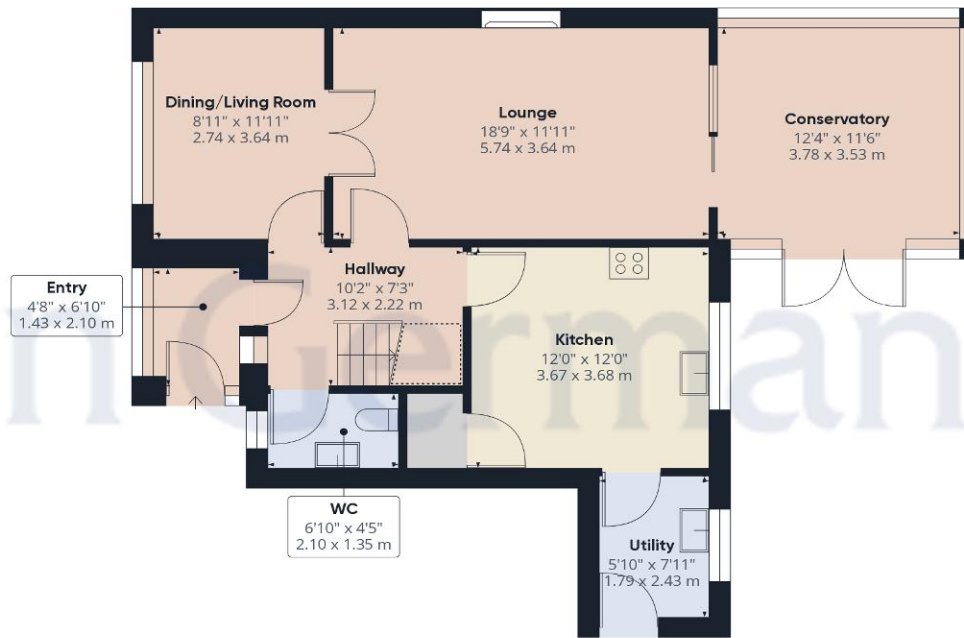
www.charnwood.gov.uk

Our Ref: JGA/19032024

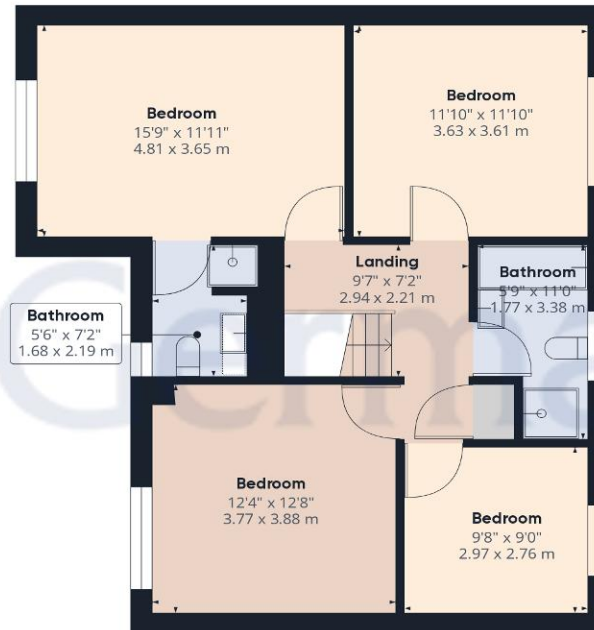
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1612.2 ft²

149.78 m²

Reduced headroom

16.2 ft²

1.5 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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