



Woodpecker Way

Shepshed

Woodpecker Way

Shepshed

- A superb three storey townhouse
- Constructed by Persimmon Homes in 2018
- Presented in immaculate order throughout
- Three double bedrooms and two bathrooms
- Low maintenance rear gardens
- Off road parking for two vehicles
- Remainder of the NHBC Warranty
- Excellent commuter links
- EPC Rating B

General Description

A beautifully presented and dressed home with three double bedrooms on the Kings Gate development on Hathern Road in the market town of Shepshed. The property was constructed from new in 2018, and as a result benefits from the remainder of its' 10 year NHBC warranty. The town boasts a full range of local amenities, and fantastic commuter access to Loughborough, Leicester, Nottingham, and Birmingham via the M1/M42 motorway networks. Within a few minutes' drive is the beautiful Charnwood Forest.

The property is positioned in a private enclave with no passing traffic or footfall. There is a vehicular driveway access with two side by side parking spaces to the front. To the rear are impressive and spacious double plot width rear gardens with a private aspect. The gardens are laid to low maintenance coverings including stone patio terraces and Astro turf.

The living accommodation is presented in exceptional order and offers a generous 925 sq ft laid across three floors to briefly comprise; Entrance hall, generous sitting room, w.c, and a kitchen/diner with direct garden access. Upstairs are three impressive double bedrooms and a stunning contemporary family bathroom. The principal bedroom suite is to the second floor and has an additional storage cupboard/wardrobe, and contemporary fitted en-suite facilities.

An internal inspection is strongly recommended to appreciate this lovely home. Viewing via the sole selling agent, Alexanders of Loughborough. Tel: (01509) 861222. Virtual viewing available.



Accommodation

Entrance Hall

Sitting Room

14'10 x 11'10 (4.52m x 3.61m)

Kitchen/Diner

11'10 x 8'11 (3.61m x 2.72m)

WC

First Floor

Bedroom Two

11'10 x 10'6 (3.61m x 3.20m)

Bedroom Three

11'10 x 8'11 (3.61m x 2.72m)

Bathroom

Second Floor

Bedroom One

17'4 max x 8'6 (5.28m max x 2.59m)

En Suite

Tenure

Freehold.

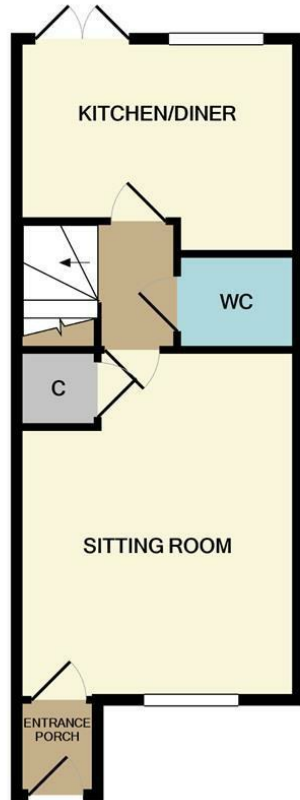
Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band C.

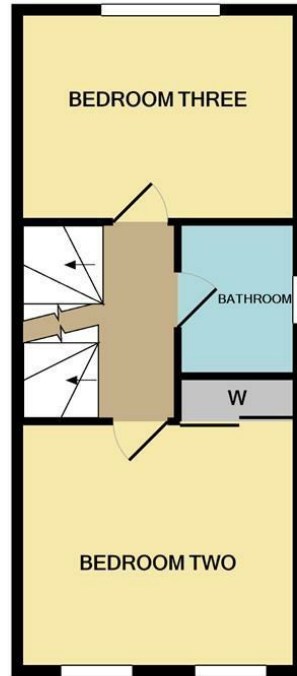
Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.





GROUND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 252 SQ.FT.
(23.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 925 SQ.FT. (85.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



Viewing by appointment only

Alexanders

The Gate House, Churchgate
Loughborough
Leicestershire, LE11 1UE

Telephone Sales: 01509 861222
Email: lbrsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.