

Alexanders



Swift Avenue
Shepshed



Swift Avenue

Shepshed

- A beautifully presented semi-detached home
- Built in 2018 on the Kings Gate development
- Immaculate contemporary interiors
- Off-road parking for two vehicles
- Remainder of the 10 year NHBC warranty
- Three bedrooms and two bathrooms
- Landscaped lawned gardens with large terrace
- Excellent access to the M1 motorway
- EPC Rating B

General Description

Alexanders offer to the market this beautifully presented family home constructed in 2018 on the Kings Gate development on Hathern Road in the market town of Shepshed. The property 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 Charwood Forest.

The property is positioned on a quiet residential street and occupies a generous and larger than expected plot. There is a driveway with side by side parking for two vehicles, and to the rear are impressive and spacious gardens that have been recently landscaped with a large lawn and a path leading to a large seating terrace with space for a shed.

The living space is in immaculate order throughout with accommodation laid across two floors accessed via an entrance hall, sitting room and a kitchen/diner with direct garden access through French doors. There is a downstairs w.c. Upstairs are three generous bedrooms (two are double size) and a stunning contemporary family bathroom. The principal bedroom suite has an additional storage cupboard/wardrobe, and contemporary fitted en-suite shower facilities.

Viewing strictly by appointment only via sole selling agent, Alexanders of Shepshed (01509) 642196. Virtual viewing available.



Accommodation

Entrance Hall

Sitting Room

13'8 x 12'2 max (4.17m x 3.71m max)

Kitchen/Diner

15'3 x 9'8 (4.65m x 2.95m)

WC

First Floor

Bedroom One

11'5 max x 9'6 (3.48m max x 2.90m)

En Suite

6'2 x 5'4 (1.88m x 1.63m)

Bedroom Two

8'11 x 7'9 (2.72m x 2.36m)

Bedroom Three

7'9 x 6'0 (2.36m x 1.83m)

Bathroom

5'11 x 5'7 (1.80m x 1.70m)

Tenure

Freehold

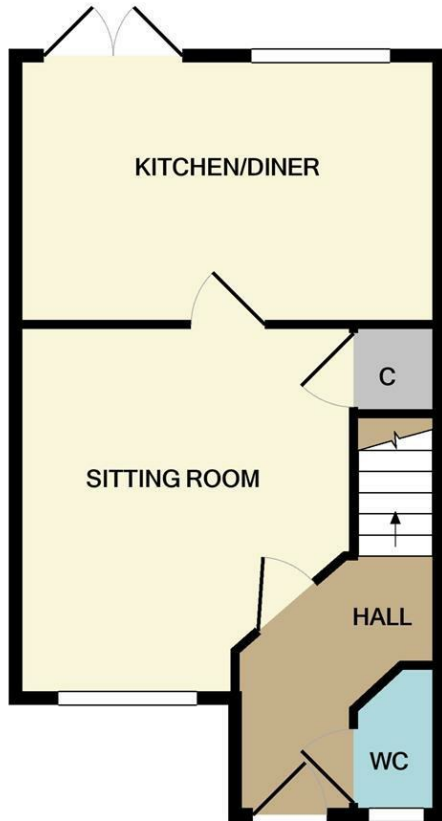
Local Authority

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

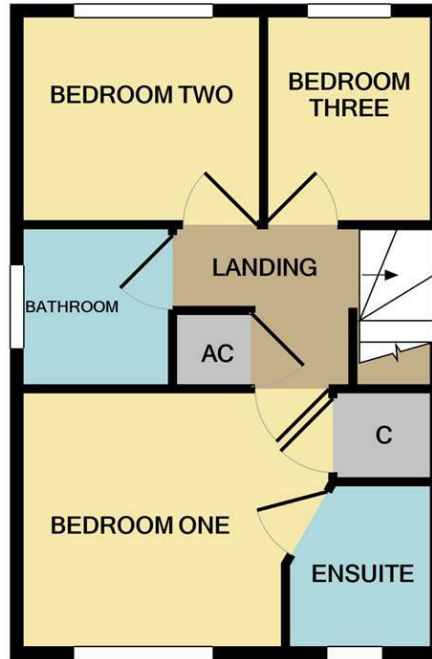
Measurements

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 384 SQ.FT.
(35.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 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
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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.



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