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A Modern Estate Agent



7 Woodpecker Way

Shepshed, Loughborough, LE12 9WF

Offers over £400,000



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This remarkable five-bedroom detached residence has been maintained and upgraded to an exceptional standard. The accommodation briefly includes an open reception hall, a downstairs cloakroom/WC, a living room, a separate dining room/family room which could also make a further bedroom, and an expansive open-plan family dining kitchen with an adjoining utility room. The first-floor landing leads to five generously sized bedrooms, including a master suite with an en-suite bathroom, as well as a family bathroom. The property is situated in a sought after location with open views to front elevation, ensuring privacy, and features a driveway for off-road parking leading to a gated outdoor covered area.

The entrance is through a composite door, leading into the reception hall.

Reception Hall - The reception hall provides a warm welcome to the home, with flooring that extends into the open-plan family dining kitchen. From the hall, doors lead to the family room/separate dining room, living room, downstairs cloakroom/WC, and the open-plan family dining kitchen (with an adjoining utility room). A radiator is also present.

Downstairs Cloakroom/WC - This cloakroom/WC is equipped with a modern two-piece suite featuring a low flush WC and a pedestal wash hand basin. It includes a radiator and partially tiled walls, with the flooring continuing from the hallway.

Living Room - The living room features a uPVC double-glazed window that offers a pleasant view of the open front aspect. It includes a radiator, a focal fireplace and an inset electric fire.

Family Room/Separate Dining Room - This room features a uPVC double-glazed window facing the front, providing a

view of open aspect, along with a radiator.

Open Plan Family Dining Kitchen - This expansive open-plan area encompasses a newly fitted kitchen, dining, and seating spaces. The kitchen has been recently replaced and makes a great space for all the family to socialise!

Utility Room - This space features cabinetry and countertops, along with a stainless steel sink equipped with a chrome mixer tap. It includes plumbing provisions for a washing machine and houses a wall-mounted gas boiler. The flooring continues from the kitchen, and the room is fitted with a radiator and a door that leads to the side and driveway.

First Floor - The landing on the first floor opens to five generously sized bedrooms, including a master bedroom with an en-suite bathroom, as well as a family bathroom. Additionally, there is a hatch providing access to the loft which has been boarded and a useful storage cupboard.

Main Bedroom - This room features a uPVC double-glazed window that offers a pleasant view of the green space to front elevation, a radiator. A door leads to the en-suite shower room which has been recently replaced to include a new shower suite.

The Family Bathroom has also been recently refitted to include a four piece suite comprising; a walk in shower, separate bath, low flush w/c, wash hand basin with a tiled surround.

Outside, the property is situated in a desirable, secluded location on the outskirts of the estate, showcasing a charming open front aspect and a front garden behind railings. It includes a driveway facilitating off-road parking that leads to gates with a ported area above. Through here is the converted garage which is complete with an electric

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shutter garage door, power, lighting, double sets of french patio doors and a garage door to front elevation and would make an ideal games room or further reception area.

The stylish rear garden makes a great space to enjoy the summer months in and has a lawn space, storage shed, patio area, composite style fencing, external sockets, lighting and a pathway leading to the home studio. The home studio is a great addition to this space and is complete with power, lighting, windows to front and side elevation with sliding doors and would make an ideal home office or space if running a business from home. There is gated access to both sides of the property making an ideal space for pets and children! In addition to the above, there is CCTV converting the front, side and rear elevations of the property.

Please note - the property has had planning permission approved to provide a two storey extension to side elevation. This would include a cloak room, utility space, integral access to the garden room and the garage re positioned to front elevation. To the first floor a new master suite with shower room and a further bedroom would be added. Please see images for further details.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Living Kitchen
8.10 x 3.15m
26'7" x 10'4"

Lounge
3.25 x 4.95m
10'8" x 16'3"

Reception Room
2.57 x 3.02m
8'5" x 9'11"

Utility Room

WC

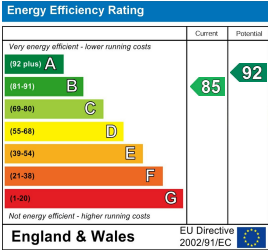
Woodpecker Way, Shepshed
Internal Square Footage: 1400 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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