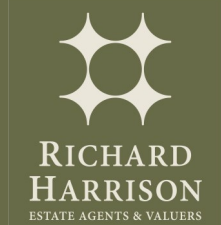




Woodlands Drive | | Shepshed | LE12 9SD

Asking price £289,950





Woodlands Drive |  
Shepshed | LE12 9SD  
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Situated in a sought after part of this popular village, this extended detached home sits on a particularly large garden plot, with garage and workshop. The property is well presented and ready to move into, benefitting from GCH and Upvc DG. There is a light and airy hallway, with lounge and an extended dining room, with sitting area overlooking the garden. The extended kitchen has a vast array of fitted units, there is also a ground floor w/c and access to the first floor where there are three good sized bedrooms and a bathroom. The beautiful garden is quite private and has an abundance of planted borders. No Upward Chain.

Extended Detached Family Home	Sought After Area
Exceptionally Large Garden	Driveway For Approx Three Cars
Detached Single Garage & Workshop	Light & Spacious Rooms
Three Good Sized Bedrooms	Extended Quality Kitchen
Lounge & Dining Room/ Sitting Area	No Upward Chain

#### Entrance Hall

A spacious hallway with Upvc door and matching glazed side panels. There is high quality vinyl floor covering and access to -

#### Lounge

With a large bay window, feature fireplace and door to the Dining Room

#### Dining Room

An extended room with high quality vinyl floor covering, ample space for dining table and chairs. The extended part of the room features a small flexible sitting area with sliding patio door overlooking the rear garden.





*"Situated in a quiet and sought after area"*



### Kitchen

An extended kitchen featuring an ample range of quality wall and base mounted units, with rolled edge laminate worktops and tiled splashbacks. There is a range of integrated appliances, window to the rear, door to the side and high quality vinyl floor covering.

### W/c

There is a ground floor w/c with low level flush w/c and window to the side.

### First Floor Landing

With window to the side and a fitted desk.

### Bedroom 1

A generous bedroom with a range of fitted bedroom furniture, window to the front and space for a double bed.

### Bedroom 2

A good sized double room with a range of fitted furniture and window to the rear.

### Bedroom 3

A good sized room with fitted wardrobes and a window to the front.

### Bathroom

Fitted with a modern suite comprising low level flush w/c, wash hand basin and large walk-in shower cubicle. There is a window to the rear.

### Outside

A good sized driveway allows off road parking for approx 3 vehicles and accesses the single garage, which has an electric up and over door. There is a car port to the side and a generous rear garden, much bigger than average. The rear garden is made up of various well established planted borders, lawn and patio. There is a useful workshop to the rear of the garage which could be made into a home office. The property also has a greenhouse and a shed.

### The Area

Shepshed offers a vast range of shops, pubs, cafes and schooling, with many recreational activities and a vibrant village like community. The placement of Shepshed makes it an excellent choice for commuters, with instant access to the M1 and also the A512 towards the A42/M42. There is a recently added Aldi supermarket and McDonalds in Shepshed, making this an ideal area for young families and those wishing to be close to amenities.

### Extra Information







- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link:  
[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link:  
<https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

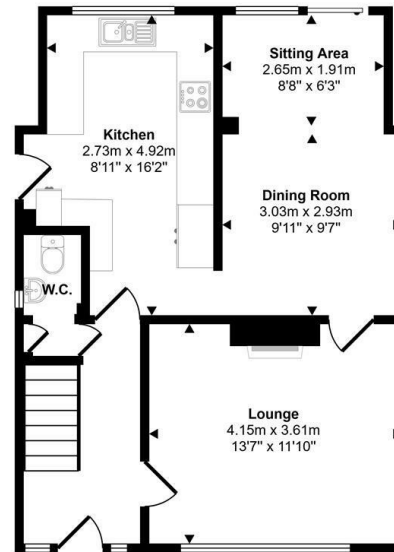


*"Well presented and spacious accommodation"*

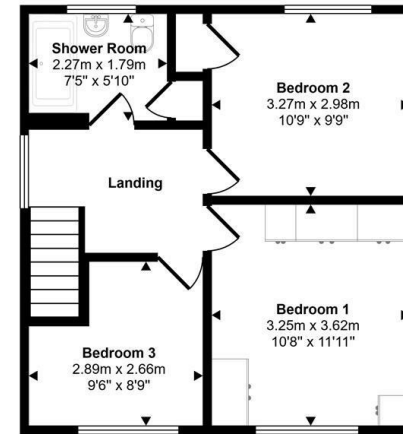




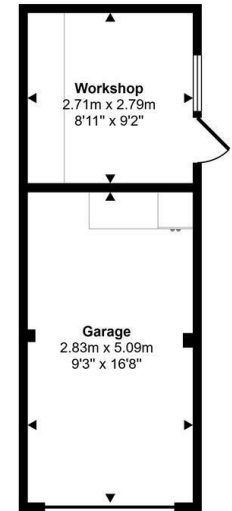
Approx Gross Internal Area  
117 sq m / 1260 sq ft



Ground Floor  
Approx 53 sq m / 567 sq ft



First Floor  
Approx 42 sq m / 454 sq ft



Outbuildings  
Approx 22 sq m / 240 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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