



Marigold Crescent | | Shepshed | LE12 9WN

Asking price £399,950



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Situated in a lovely tucked away position, with a mature woodland backdrop, this large family home sits in a block paved cul de sac position of only a small number of houses. The house offers an outstanding and very deceptive amount of living space set out over three floors, with large lounge, a huge open plan living/dining kitchen and four bedrooms with luxury family bathroom. The master bedroom on the top floor is very large indeed with a luxurious walk in dressing room and en-suite. There is a tandem driveway for three cars and a single garage. The rear garden is enclosed with a great deal of privacy and mature woodland backdrop.

- Large Detached Family Home
- Mature Woodland Backdrop
- Four Double Bedrooms
- Walk in Dressing Room
- Utility Room and W/C
- Set in a Tucked Away Position
- Popular Development
- Luxury En-suite and Bathroom
- Open Plan Living/Dining Kitchen
- Garage and Driveway



"Offering an outstanding amount of space"



Entrance Hall

A large and impressive hallway with staircase to the first floor, understairs cloak cupboard and tiled flooring running through into the kitchen.

W/c

Fitted with a low level push button flush w/c, wash hand basin and window to the side. Tiled flooring and extractor fan.

Lounge

A lovely size lounge with ample space for living room furniture and featuring a large bay window to the front elevation.

Living/Dining Kitchen

A large and impressive open plan living/dining kitchen offering a great deal of flexible and versatile space with the working area of the kitchen having a large central island unit with breakfast bar with high-quality Smeg gas hob and central extractor hood above, there is also a built-in electric oven, warming drawer, dishwasher and microwave/combi. There is a solid sink unit and drainer with extendable tap, along with a vast range of storage cupboards finished in a high gloss white laminate units and stylish copper style handles. The high-quality tiled flooring spans the whole room, with a huge amount of flexible living space where you can choose the location of your dining table and living area furniture. There is a floor to ceiling glazed pod overlooking the garden and an additional window to the side.

Utility Room

Fitted with a range of matching units, solid sink unit and drainer with mixer tap, space for washing machine and dryer, cupboard housing the gas central heating boiler and a window to the side.

First Floor Landing

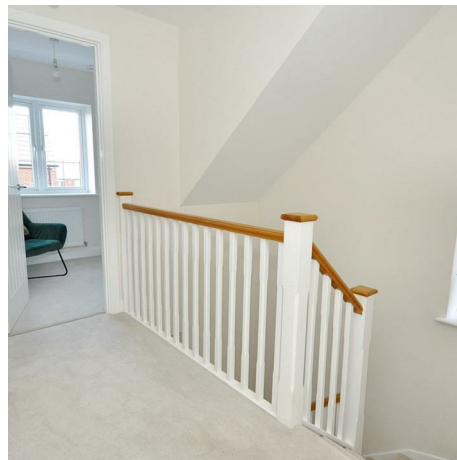
A spacious landing with cupboard housing the hot water cylinder, and access to all rooms.

Bedroom 2

A large bedroom with window to the rear overlooking the garden and woodland backdrop beyond. There is a built in double wardrobe and ample space for bedroom furniture.

Bedroom 3

A large bedroom with window to the rear overlooking the garden and woodland backdrop beyond. There is a built in double wardrobe and ample space for bedroom furniture.



Bedroom 4

A large bedroom with window to the front elevation. There is a built in double wardrobe and ample space for bedroom furniture.

Bathroom

Fitted with a luxury four piece suite comprising low level flush w/c, wash hand basin, bath and separate shower cubicle with mixer shower. There is a heated towel rail, extractor fan and a window to the side.

Stairs to the Second Floor

Accessed via a door from the first floor landing, this useful space not only provides privacy leading to the Master Bedroom but also is a dressing area and enjoys a window to the front.

Bedroom 1

A truly impressive master bedroom suite, with proportions rarely seen. This large bedroom has ample space for large bed and bedroom furniture, along with a window to the front and access to the walk-in dressing room and en-suite.

Walk-in Dressing Room

A luxury feature to this master bedroom suite, comprising two large hanging rails, shelving and eaves storage.

En-Suite

A luxuriously fitted en-suite with his & hers sinks, low level flush w/c, large walk in shower cubicle with mixer shower, heated towel rail, extractor fan and skylight window.

Outside

The property sits in a lovely tucked away position on a block paved cul-de-sac section of Marigold Crescent of only a small number of houses. There is a front garden, tandem driveway with parking for approx three cars, leading to a detached single garage which has power and lighting, up and over door and gym style floor covering. The rear garden is laid to lawn and patio with elevated planting areas and a mature woodland backdrop.

The Area

The property is situated on the recent development by William Davis Homes, perfectly situated on the outskirts of Shepshed boasting ease of access to local school shops and amenities including the centre of Shepshed with its vast array of national and independent shops. Open landscaped Parkland nearby within the development provides excellent amenity space and onwards to open countryside towards Belton Village, Shepshed is situated within easy reach of the M1, A512 and A42/M42 along with East Midlands Airport.

Extra Information

The property is subject to a maintenance charge for the development at circa £285p.a.

To check the Internet and Mobile coverage you can use the following link:

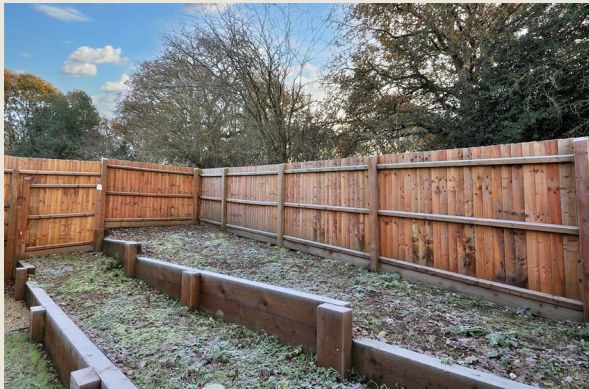
https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

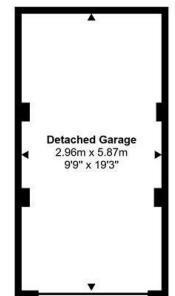
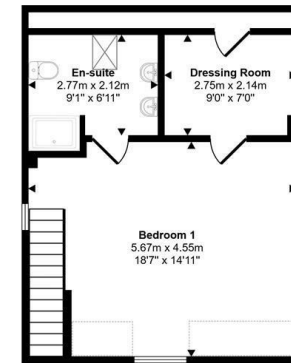
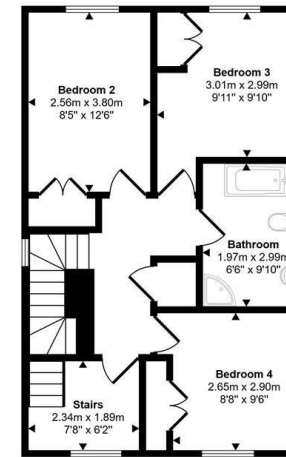


"Set in a tucked away position with woodland backdrop"





Approx Gross Internal Area
170 sq m / 1828 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) A		86	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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