



**Celandine Road**  
Shepshed, Loughborough, LE12 9QT

**£324,950**



# Property Features

- IMMACULATE DETACHED HOME
- FOUR DOUBLE BEDROOMS
- INTEGRAL GARAGE AND OFF ROAD PARKING
- UTILITY ROOM
- OVERLOOKING FIELDS
- MASTER WITH EN SUITE
- SPACIOUS 17FT LOUNGE
- 23FT KITCHEN DINER
- POPULAR BUTTERCUP FIELDS ESTATE
- 7 YEARS NHBC REMAINING

## Full Description

This STUNNING DETACHED HOME is ready to move into! Having been constructed in 2016, this home still has 7 YEARS NHBC WARRANTY REMAINING. Downstairs there is an IMMACULATE 23FT KITCHEN DINER as well as the 17ft lounge and DOWNSTAIRS W.C. With FOUR DOUBLE BEDROOMS, master with EN SUITE as well as a separate bathroom, INTEGRAL GARAGE and OFF ROAD PARKING, this house really has everything A FAMILY HOME COULD NEED. If that wasn't enough to entice you, it is tucked away down a PRIVATE CUL DE SAC and has STUNNING OPEN VIEWS going as far as the eye can see. So book to view now and you won't be disappointed!

### ENTRANCE HALL

Door into entrance hall with stairs off to first floor, radiator and doors into downstairs w.c., lounge and kitchen diner.

### LOUNGE

17' 1" x 11' 4" (5.21m x 3.45m)

PVCu double glazed window to front elevation and two radiators.

### KITCHEN/DINER

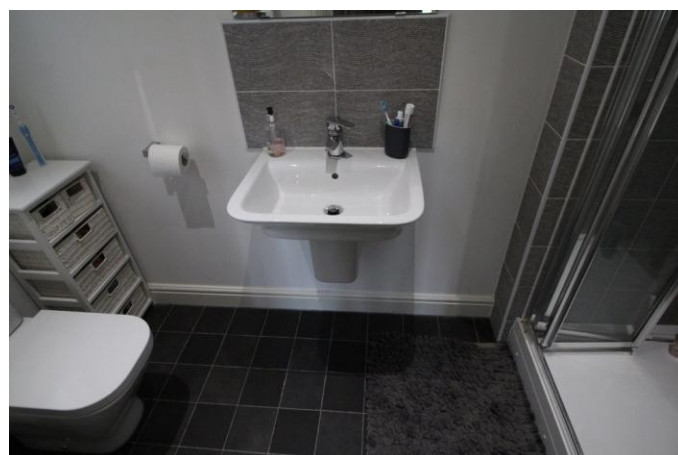
23' 0" x 11' 8" (7.01m x 3.56m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated gas hob with overhead extractor, integrated eye level electric double oven, integrated fridge/freezer, integrated dishwasher, two radiators, door to utility, PVCu double glazed window to the rear elevation and PVCu double glazed French doors leading out to rear garden.

### UTILITY ROOM

8' 5" x 5' 10" (2.57m x 1.78m)

Fitted with wall and base units with laminate work surfaces,



stainless steel sink drainer, under-counter space and plumbing for washing machine, wall-mounted boiler, door to rear elevation leading out into the garden.

#### DOWNSTAIRS W.C

Fitted with a two piece suite comprising close coupled w.c. and pedestal wash hand basin, and radiator.

#### LANDING

PVCu double glazed window to the front elevation, storage cupboard, and doors to all four bedrooms and bathroom.

#### BEDROOM ONE

12' 0" x 11' 7 (MAX)" (3.66m x 3.53m)

PVCu double glazed window to rear elevation, fitted wardrobes, radiator and door to en suite.

#### EN SUITE

Fitted with a three piece suite comprising close coupled w.c. wash hand basin and shower cubicle, ladder radiator, and PVCu double glazed window to side elevation.

#### BEDROOM TWO

12' 9" x 11' 7 (MAX)" (3.89m x 3.53m)

PVCu double glazed window to front elevation and radiator.

#### BEDROOM THREE

11' 1" x 9' 11" (3.38m x 3.02m)

Fitted wardrobes, radiator and PVCu double glazed window to the rear elevation.

#### BEDROOM FOUR

11' 10" x 9' 11" (3.61m x 3.02m)

Fitted wardrobes, radiator and PVCu double glazed window to the front elevation.

#### BATHROOM

Fitted with a three piece suite comprising close coupled W.C, hand wash basin, bath with shower over, ladder style radiator and PVCu double glazed window to the rear elevation.

#### INTEGRAL GARAGE

Up and over garage door.

#### OUTSIDE

To the front of the property lies a lawned area with established shrubbery, tarmac driveway providing off road parking and a paved pathway down the side leading to the rear garden. To the rear of the property is a lawn garden enclosed by wooden fencing.





## Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben to arrange your viewing.

## Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

## Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

## Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

## General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

## Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors 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 accuracy, contents and omissions should be noted here and not be relied upon. We do not warrant the accuracy of the floor plan. Made with Metron 02/18

