



**Oakley Road**

Shepshed, Loughborough, LE12 9AX

**Offers Over £425,000**

# Property Features

- IMMACULATE DETACHED HOUSE
- INTEGRATED APPLIANCES
- FOUR DOUBLE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- INTEGRAL GARAGE
- STUNNING 29ft X 22ft 11 (MAX) LIVING/DINING/KITCHEN
- 21ft SITTING ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- BLOCK PAVED DRIVEWAY

## Full Description

BESPOKE BUILD in a sought after location and on a larger than average sized plot with A FULL WIDTH REAR EXTENSION has created the MOST SPECTACULAR LIVING/DINING/KITCHEN! Measuring a whopping 29ft X 22ft 11 (max), fitted with quality units by Messrs Howden, solid wood worktops, INTEGRATED APPLIANCES and having bi folding doors onto the delightful garden. In addition to this stunning room, to the ground floor, is also a 21ft SITTING ROOM, UTILITY ROOM and SHOWER ROOM, whilst upstairs provides FOUR DOUBLE BEDROOMS and family bathroom. The front bedrooms benefit from COUNTRYSIDE views and the rear bedrooms have FAR REACHING VIEWS over Shepshed. Outside, to the front is a BLOCK PAVED DRIVEWAY leading to the INTEGRAL GARAGE with a lovely, not over looked large rear garden all adding to the appeal of this deceptively spacious, stylish DREAM HOME nestled on the fringes of the village with excellent commuter links and country lane walks nearby. The property also benefits from being within walking distance to several schools, parks, shops all of which are located nearby.

### PORCH

PVCu double glazed front door into porch area.

### ENTRANCE HALL

Door into entrance hall, stairs off to first floor, under stairs open storage, doors leading to shower room, sitting room and living/dining/kitchen.

### SHOWER ROOM

Fitted with a modern three piece suite comprising close coupled w.c, wash hand basin and cubide with pressurised hot water shower. Porcelain tiling, radiator and PVCu double glazed window to the front elevation.

### SITTING ROOM

21' 0" x 11' 11 (MAX)" (6.4m x 3.63m)

PVCu double glazed bow window to the front elevation, two radiators, wood burning stove and wooden bi-folding doors to the rear elevation leading into the living/dining/kitchen.



## LIVING/DINING/KITCHEN

29' 1" x 22' 11"(MAX) (8.86m x 6.99m)

### Kitchen Area:

Fitted with a range of high quality Messrs Howden wall, base and drawer units with solid wood worktops, one and a half sink drainer, integrated Zanussi 5 ring gas hob with overhead extractor hood, integrated eye level Zanussi electric double ovens, integrated fridge/freezer, integrated Zanussi dishwasher, spotlights throughout, three skylights, door to utility room and double glazed anthracite grey window to rear elevation overlooking the garden.

### Living Area:

Feature wall mounted radiator and door to pantry.

### Dining area:

Radiator and anthracite grey bi folding doors out to rear garden.



## UTILITY ROOM

9' 8" x 4' 5" (2.95m x 1.35m)

Oversized utility with the continuation of the Messrs Howden wall and base units with solid wood work surfaces, sink drainer, under counter space and plumbing for washing machine and PVCu double glazed window to the side elevation.

## LANDING

Doors to all four bedrooms and family bathroom.



## BEDROOM ONE

13' 9" x 10' (4.19m x 3.05m)

PVCu double glazed window to the front elevation with countryside views, radiator, storage cupboard and loft access (the loft is boarded, has lighting and a ladder).

## BEDROOM TWO

12' 1 (MAX)" x 9' 3 (MAX)" (3.68m x 2.82m)

PVCu double glazed window to the rear elevation providing far reaching views over Shepshed and radiator.



## BEDROOM THREE

11' 11" x 9' 10" (3.63m x 3m)

PVCu double glazed window to the front elevation with countryside views, radiator and storage cupboard.

## BEDROOM FOUR

9' 7" x 9' 1" (2.92m x 2.77m)

PVCu double glazed window to the rear elevation providing far reaching views over Shepshed and radiator.



## BATHROOM

Fitted with a modern three piece suite comprising close coupled w.c, wash hand basin, bath with pressurised hot water shower over and porcelain tiles. PVCu double glazed window to the rear elevation and chrome ladder style radiator.

## OVER SIZED INTEGRAL GARAGE

18' 8" x 8' 0" (5.69m x 2.44m)

Up and over door into garage area, with lighting, power and door out to side elevation.

## OUTSIDE

To the front of the property lies an attractive low maintenance garden enclosed by brick walling. The block paved driveway provides off road parking and gives access to the garage and leads to the front door. Gated side access on both sides leads to the rear of the property. To the rear of the property lies a large established private garden, mainly laid to lawn also featuring well stocked borders, shrubs, fruit trees and a paved patio area all enclosed by hedging and wooden fencing whilst benefitting from not being overlooked. There is also a shed and log store at the side of the property. The rear garden has outdoor electrics, outdoor lights and outside tap. At the end of the garden is a 6m x 5m plot ready prepared for a garden room or additional living/entertaining space.



## Viewing Arrangements

Please contact Clare, Hannah 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 errors, omissions, or misstatements. 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 condition or efficiency can be given.  
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