



Plot 642, The Seaton, 1 Chamomile Road

Shepshed, Leicestershire, LE12 9WA

MOORE  
& YORK





### Property at a glance:

- Four genuine double bedrooms
- Fitted wardrobes throughout
- Corner plot
- Four car driveway
- Detached double garage
- Three reception rooms
- Spacious kitchen & dining room
- Master en-suite
- Flooring throughout
- Fitted blinds/curtains to bay.

**£539,950 Freehold**



With lots of living space and plenty of possibilities, the Seaton's perfect for busy families. At the heart of this generously proportioned four bedroom home, there's a comfortable lounge and open plan kitchen with sunny breakfast area, both rooms have French doors, so you can step straight out onto the garden. There's also a separate dining room or second sitting room as well as a spacious dedicated study, ideal for working from home. Like to use them for something different? Whether you need a family room or home gym, they're bright, flexible spaces you can make your own. On the first floor, you'll find a principal bedroom with built-in wardrobes and en-suite. There's also three further bedrooms, all with built-in wardrobes and a family bathroom. This home also includes a great corner plot, double garage and turfed garden.

### SHEPshed

Shepshed is a thriving small town and popular location ideally placed for access to the University town of Loughborough with its fine range of amenities, shops, pubs and restaurants as well as recreational pursuits being situated on the edge of the renowned Charnwood Forest with a wealth of golf courses, equestrian facilities and of course Beacon Hill and Bradgate Parks.

The town is ideally positioned for commuting throughout the midlands with excellent access to the M1, A/M42, Midland Mainline train services and East Midlands International Airport at junction 23a of the M1.

### EPC RATING

The property has an EPC rating of 'B' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.



### PART EXCHANGE & ASSISTED MOVE

Part exchange and Assisted move offers will be considered on the basis that the value of the home you are selling does not exceed 70% of the value of the home you are wishing to purchase.

Please call us to arrange a valuation of your home should you wish to consider either option.

### FRONTAGE, DRIVEWAY AND GARAGE

The property is well set back behind landscaped front and side gardens with bedding plants and wrought iron railings. The corner plots allows driveway access to the rear which leads to the double garage and via a gated access, to the rear garden.

### CANOPY PORCH AREA

With outside light point adjacent and access to:









## HALL

5.08m x 2.71m (16' 8" x 8' 11") With under-stairs cloaks space, ceiling lights, radiator and access off to the WC as well as all three reception rooms and the breakfast kitchen.

## GROUND FLOOR WC

1.71m x 0.94m (5' 7" x 3' 1") With two-piece suite in white, ceiling light, radiator

## SITTING/DINING ROOM

3.97m x 3.21m (13' 0" x 10' 6") A flexible room as the kitchen offers ample space for day-to-day dining. Perhaps a second sitting room or children's play room? With Upvc window to the front elevation, ceiling light and radiator.

## STUDY/HOME OFFICE

3.92m x 2.87m (12' 10" x 9' 5") plus bay. A spacious room and larger than you might expect, allowing the room far greater flexibility of use. Ceiling light, radiator and Upvc box bay window to the front elevation.

## LOUNGE

4.80m x 3.96m (15' 9" x 13' 0") A great entertaining space with french doors and side screens giving lots of natural light and easy access to the rear garden. Ceiling light and two radiators.

## KITCHEN AND BREAKFAST ROOM

5.01m x 3.62m (16' 5" x 11' 11") ave. With the light and bright dining space having a large radiator, ceiling lights and french doors within the bay leading to the garden and the kitchen being brilliantly specified with a host of built in appliances with generous amounts of storage and worktop space. A door leads off to:

## UTILITY ROOM

2.24m x 1.71m (7' 4" x 5' 7") With room for appliances and wall mounted boiler, radiator and ceiling light plus door opening to the side elevation.

## FIRST FLOOR LANDING

4.90m x 2.06m (16' 1" x 6' 9") min. With built in 'airing' cupboard, ceiling lighting, Upvc window to the front elevation and heating radiator.

## MASTER BEDROOM

3.96m x 3.65m (13' 0" x 12' 0") With built-in four door wardrobe, ceiling light, radiator and Upvc window to the rear elevation. A door leads off to:

## EN-SUITE SHOWER ROOM

2.88m x 1.19m (9' 5" x 3' 11") With three-piece suite including a full width shower cubicle, ceiling lights, towel radiator and Upvc window to the side elevation.

## BEDROOM TWO

4.56m x 3.97m (15' 0" x 13' 0") With built-in double wardrobe, ceiling light, radiator and Upvc window to the front elevation.

## BEDROOM THREE

With built-in double wardrobe, ceiling light, radiator and Upvc window to the rear elevation.

## BEDROOM FOUR

3.55m x 2.90m (11' 8" x 9' 6") With built-in double wardrobe, ceiling light, radiator and Upvc window to the front elevation.

## FAMILY BATHROOM

2.60m x 2.19m (8' 6" x 7' 2") With four piece suite including a paneled bath and a separate quadrant shower cubicle plus towel radiator, ceiling lighting and Upvc window to the rear elevation.

## GARDEN

A generously sized space with pathway connecting the house and the driveway/garage at the rear and otherwise laid to a large lawned area with additional paving to the property's rear elevation.

## ANNUAL SERVICE CHARGE

An annual service charge is payable for the maintenance of open spaces and the play area. The approximate cost is £283.66 for all phase five properties. (Correct as of 5th March 2025)

## COUNCIL TAX BAND

The property has a council tax rating of 'TBC' via Chamwood Borough Council.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## PLOT & FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

## IMPORTANT INFORMATION

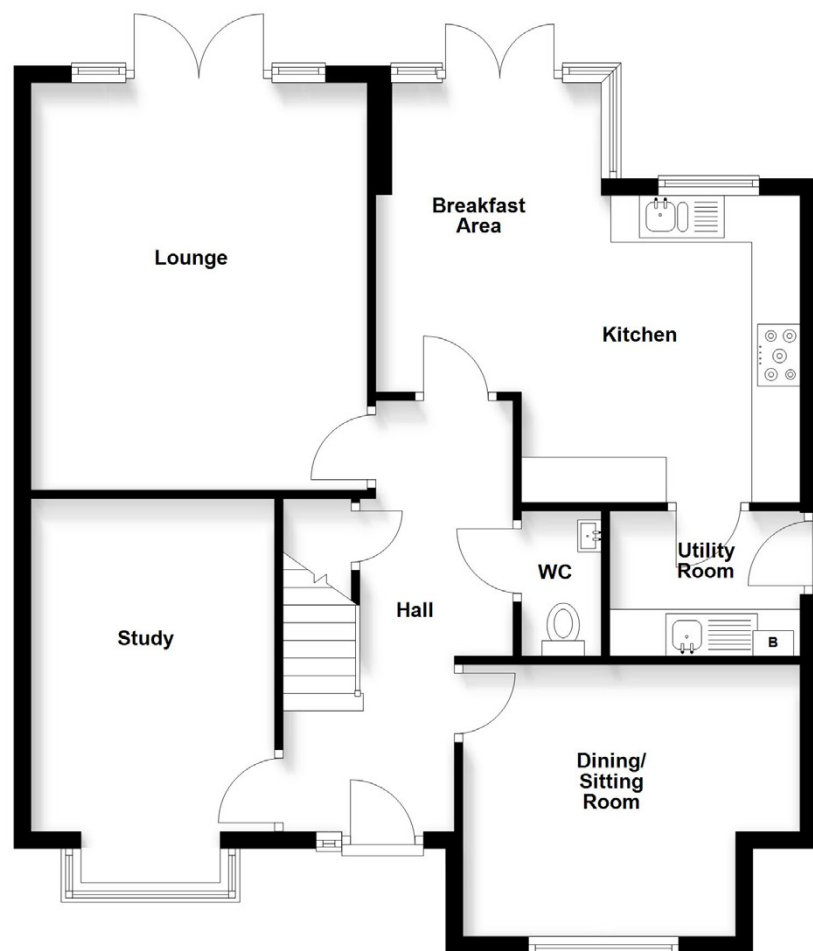
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.





### Ground Floor

Approx. 875.7 sq. feet



### First Floor

Approx. 840.6 sq. feet



Total area: approx. 1716.3 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



