



5 Piper Close, Shepshed, Loughborough, Leicestershire. LE12
9TF

£340,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to bring to market this immaculately presented, 3 bedroom detached family home, which is tucked away on a quiet cul-de-sac in a sought after area of Shepshed. This property has recently undergone a full renovation to a very high standard and has excellent commuter links and is nearby to local amenities and schools. Accommodation comprises; welcoming entrance hall, ground floor WC, lounge and large kitchen/diner on the ground floor. To the first floor there are 3 bedrooms, spacious landing and a family bathroom. Externally, there is a landscaped rear garden, detached garage/workshop and ample off road parking for 4-5 cars. Viewing is very highly recommended!

EPC C, Council tax band D.

FEATURES

- Immaculately presented
- Full renovation
- Spacious family home
- Tucked away position
- Downstairs WC and Upstairs family bathroom
- Detached garage / workshop
- Three bedrooms
- Landscaped rear garden



ROOM DESCRIPTIONS

Front

A modern looking frontage, occupying a great tucked away position with side driveway with access to the detached garage, raised planted borders and a large front driveway. The front and side driveways provide enough parking for 4-5 cars.

Welcome Hall

A beautiful and welcoming entrance hall with UPVC window to the side, access to the under stairs WC, heating radiator, wood effect laminate flooring, ceiling pendant lighting, paneled walling, ceiling spotlights and doors giving access to the lounge, kitchen/diner and WC.

Kitchen/Diner

An impressive, bright, modern and airy kitchen/diner with a selection of units, island with worktop, drawer storage and integrated hob, wall mounted heating radiator, integrated oven, integrated fridge/freezer, integrated dishwasher, single bowl sink and drainer with mixer tap, UPVC window to the side, UPVC window to the rear, UPVC French doors leading out to the rear garden, tiled splashbacks and wood effect laminate flooring.

Lounge

3.23m x 4.22m (10' 7" x 13' 10") A spacious lounge with UPVC window to the front, paneled walling, heating radiator, ceiling pendant lighting and is fully carpeted.

Downstairs WC

A handy downstairs cloakroom with paneled walling, small heating radiator, WC, hand wash basin and ceiling lighting.

Stairs & Landing

Fully carpeted stairs leading up from the ground floor entrance hall with UPVC front door, UPVC window to the side, ceiling pendant lighting, paneled walling and doors giving access to all three bedrooms and the family bathroom.

Bathroom

1.88m x 2.67m (6' 2" x 8' 9") A spacious family bathroom with UPVC window to the rear, part tiled walling, free standing bath with centre taps, large walk in shower enclosure with wall mounted shower, WC, hand wash basin and ceiling pendant lighting.

Bedroom 1

3.12m x 3.53m (10' 3" x 11' 7") With UPVC window to the rear, paneled walling, range of fitted wardrobe storage, heating radiator, ceiling pendant lighting and is fully carpeted.

Bedroom 2

2.95m x 4.24m (9' 8" x 13' 11") With UPVC window to the front, ample wardrobe/drawer space, heating radiator, ceiling spotlights and is fully carpeted.

Bedroom 3

2.08m x 2.01m (6' 10" x 6' 7") With UPVC window to the front, storage cupboard, heating radiator, ceiling pendant lighting and is fully carpeted.

Rear Garden

An attractive and large landscaped garden with large slabbed patio area, idea for outdoor dining and entertaining, side gated access, side door access to the garage, storage shed, planted borders, outside security lighting, laid to lawn area and fenced boundaries.

Detached Garage

A large, brick built detached garage with up and over door, power and lighting, UPVC window to the rear and a fully fitted kitchen with wall and base units and worktop over and space for washing machine.

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 5/2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	