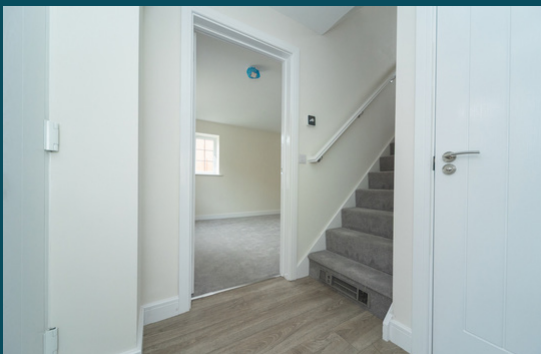




The Dee, Plot 614, No.8 Chamomile Road

Shepshed, Leicestershire, LE12 9WA

MOORE
& YORK



Property at a glance:

- Three bedroom detached property
- Flooring included
- Fitted blinds Included
- Master en-suite
- Driveway and garage
- Fitted kitchen diner
- Turfed garden with patio
- Utility room and ground floor WC

£339,950 Freehold



The Dee is a bright and spacious home ideal for young families. A covered porch and hallway welcome you into the pretty 3-bedroom home, where you have access to a large separate lounge and an open-plan kitchen and dining area, which benefits from having French doors that open out onto the garden. A separate utility room provides some extra storage and a downstairs cloakroom completes the ground floor. Upstairs you'll find three bedrooms, the secondary two either of which would make a great home office space. They share a modern family bathroom with a bathtub, while a large and luxurious principal bedroom with en-suite shower room and fitted wardrobes offers the perfect escape. This home also includes a driveway, 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 & GARAGE

The frontage is laid to decorative planting and a pathway to the porch with a driveway to the rear of the plot allowing parking and leading to the single garage and, via a gate, to the rear garden.

COVERED PORCH

An inviting open plan outside reception space, leads internally to:





HALL

2.03m x 1.92m (6' 8" x 6' 4") max. With ceiling lighting, radiator and door to the WC, doors lead to the kitchen diner and the lounge. Stairs to first floor.

GROUND FLOOR WC

1.64m x 1.06m (5' 5" x 3' 6") min plus under-stairs space. With two piece suite, radiator and ceiling lighting.

LOUNGE

5.34m x 3.35m (17' 6" x 11' 0") A spacious room with a dual aspect having Upvc windows to the front (1) and side (2) elevations as well as ceiling lighting and heating radiator.

KITCHEN & DINING ROOM

5.34m x 2.92m (17' 6" x 9' 7") The dining space having a radiator ceiling lighting, a Upvc window to the front elevation and French doors to the garden allowing lots of natural light. The kitchen space is comprehensively fitted and offers good storage, plentiful worktops and in-built appliances as well as a window overlooking the garden. A door leads off to:

UTILITY ROOM

2.19m x 2.03m (7' 2" x 6' 8") With room for appliances, wall mounted boiler, radiator and ceiling light plus door opening to the driveway.

FIRST FLOOR LANDING

3.24m x 2.10m (10' 8" x 6' 11") With built in 'airing' cupboard, ceiling lighting, Upvc window to the rear elevation and heating radiator.

MASTER BEDROOM

5.33m x 3.35m (17' 6" x 11' 0") max into corridor area. With built-in two door wardrobe, ceiling light, radiator and Upvc window to the front elevation. A door leads off to:

EN-SUITE SHOWER ROOM

2.26m x 1.67m (7' 5" x 5' 6") With three-piece suite including a full width shower cubicle, ceiling lights, towel radiator and Upvc window to the rear elevation.

BEDROOM TWO

3.06m x 2.93m (10' 0" x 9' 7") With ceiling light, radiator and Upvc window to the front elevation.

BEDROOM THREE

2.94m x 2.17m (9' 8" x 7' 1") With ceiling light, radiator and Upvc window to the side elevation.

FAMILY BATHROOM

With three piece suite including a paneled bath plus towel radiator, ceiling lighting, Upvc window to the front elevation and built-in 'airing' cupboard.

GARDEN

Lawned with paving and a gated access to the driveway adjacent to the garage.

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 Charnwood 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.

FLOOR & PLOT 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.

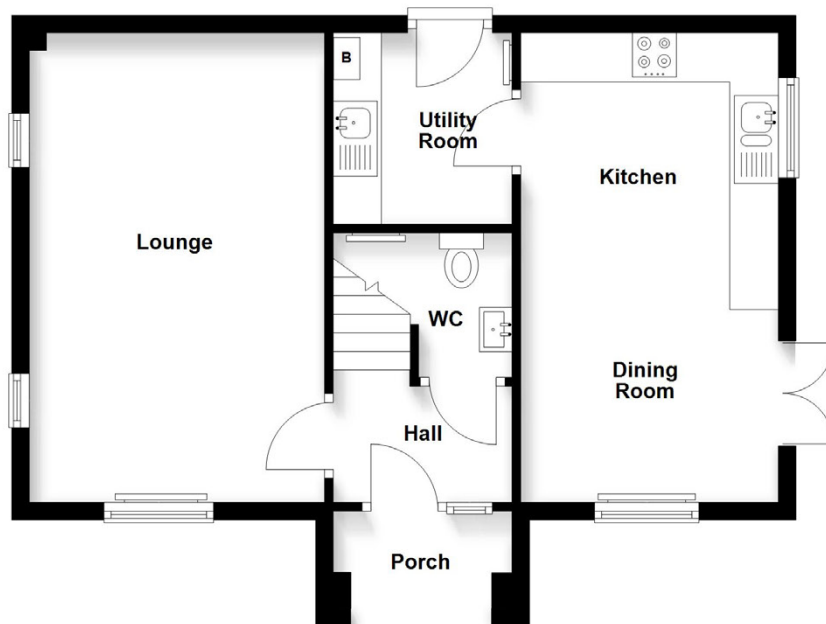
IMPORTANT INFORMATION

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.



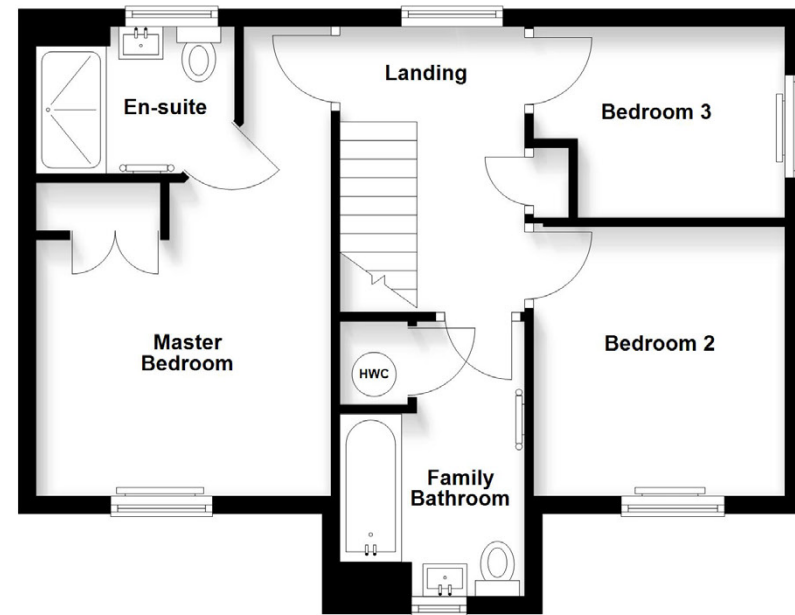
Ground Floor

Approx. 514.5 sq. feet



First Floor

Approx. 518.0 sq. feet



Total area: approx. 1032.5 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"

