



4 Newlands Avenue, Shepshed, Loughborough, Leicestershire.
LE12 9DW

£260,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings is pleased to present this well-presented three-bedroom semi-detached home, set in a quiet cul-de-sac and offering generous living space, making it the perfect family home. The accommodation includes a lounge, kitchen, garden room, and downstairs WC, along with three double bedrooms and a family bathroom. Externally, the property benefits from driveway parking for multiple vehicles and a large, private rear garden with shed. Ideally located close to local amenities, schools, and with excellent access to the M1 for commuting, early viewing is highly recommended to appreciate the space and convenience this home has to offer.

Council Tax Band B EPC Rating TBC

FEATURES

- Three Bedroom Semi Detached Property
- Cul-de-sac Location
- Private Rear Garden with Patio Area
- Garden Room With French Doors Onto Patio
- Three Double Bedrooms
- Ground Floor WC
- Driveway Parking for Multiple Cars
- Council Tax Band B
- EPC Rating TBC



ROOM DESCRIPTIONS

Ground Floor

Hallway

The home is entered through French doors leading into a small porch, before stepping through a main door adorned with stained glass. Inside, the hallway is finished with tiled flooring and lit by pendant lighting. A staircase rises to the first-floor landing, while doors open through to the living room and kitchen.

Living Room

4.52m x 3.58m (14' 10" x 11' 9")

The living room is spacious and bright, with a UPVC double glazed bay window fitted with shutters that fill the room with natural light. The floor is carpeted for comfort, and a pendant light hangs overhead. A media wall provides a stylish focal point, featuring shelving, built-in cupboards, and an electric fire.

Kitchen/Breakfast Room

3.56m x 2.95m (11' 8" x 9' 8")

The kitchen is well-presented with tiled flooring and a range of fitted units providing excellent storage. Wood effect worktops and a central island offer ample preparation space, while a feature range cooker with tiled surround forms an attractive focal point. Natural light flows in through the adjoining window and glazed door, which opens into the garden room, creating a bright and practical space. There is also access to an under-stairs pantry area, which houses the meters and combi boiler, providing additional useful storage.

Garden Room

5.31m x 1.42m (17' 5" x 4' 8")

The garden room is a bright and versatile space, ideal for dining or relaxing. French doors open directly onto the patio and garden, creating a seamless flow between indoors and outdoors. The room also provides access to a convenient WC, adding to its practicality.

Ground Floor WC

The WC is fitted with a low flush toilet and a hand wash basin set within a vanity cupboard, providing useful storage. Pendant lighting adds a stylish touch to this practical space.

Rear Garden

The rear garden is a versatile and well-planned outdoor space, accessed via French doors leading onto a patio area. An outhouse with power and lighting sits nearby, currently housing a tumble dryer, and offers useful additional storage. The garden is enclosed by timber panel fencing and features a large gravel section, ideal for outdoor furniture and entertaining, along with a generous area of artificial grass for low-maintenance enjoyment. At the far end, a substantial shed with power and lighting provides further flexibility. A side gate also gives access to the front of the property.

First Floor

Landing

The landing is carpeted and lit by a pendant light, with a UPVC double-glazed window to the side aspect bringing in natural light. A loft hatch provides access to a boarded loft with lighting, while doors lead to all three bedrooms and the bathroom.



ROOM DESCRIPTIONS

Bedroom One

4.2m x 2.82m (13' 9" x 9' 3")

Bedroom One is a spacious and inviting room, featuring a UPVC double-glazed bay window fitted with shutters that allow natural light to fill the space. The room is carpeted for comfort and finished with a pendant light overhead.

Bedroom Two

3.25m x 2.95m (10' 8" x 9' 8")

Bedroom Two is a well-proportioned double room with a UPVC double-glazed window to the rear aspect. The space is carpeted and finished with a pendant light.

Bedroom Three

2.54m x 2.92m (8' 4" x 9' 7")

Bedroom Three is a smaller double room, with a UPVC double-glazed window to the front aspect. The room is carpeted and features a pendant light, offering a bright and comfortable space.

Bathroom

2.01m x 1.83m (6' 7" x 6' 0")

The bathroom is fully tiled and features a frosted UPVC double-glazed window to the rear aspect. It is fitted with a bath with shower over, a low flush WC, and a sink set within a vanity unit providing useful storage. Mosaic tiled flooring, spotlights, and a heated towel rail complete the space with a modern and practical finish.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 15mbps, superfast 157mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2, EE and Vodaphone and medium for Three.

Legal Information

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 or 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



TOTAL FLOOR AREA : 1004 sq.ft. (93.2 sq.m.) approx.

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 Metropix ©2022