



25 Ring Fence, Shepshed

Leicestershire, LE12 9HX

MOORE  
& YORK





### Property at a glance:

- Three/four bedroom detached property
- Cottage character throughout
- Two/three reception rooms
- Generously proportioned plot
- Tandem garage
- Gated driveway
- Re-fitted throughout
- New roof and windows
- Centrally heated
- South facing plot

**£375,000 Freehold**



A quite lovely 3/4 bedroomed detached character cottage in this tucked away location within the popular town of shepshe which has been lovingly and thoughtfully refitted and modernised by the present owners who have created a welcoming and warm home with feature beams, fireplaces, traditional in-frame kitchen, bath and shower rooms, and flexibly arrangeable spaces which offer a multitude of possibilities for almost any purchaser also including two/three reception rooms. The plot is generous with a long gated driveway, tandem garage and small home office space, specimen willow tree and enjoys a directly south facing aspect.

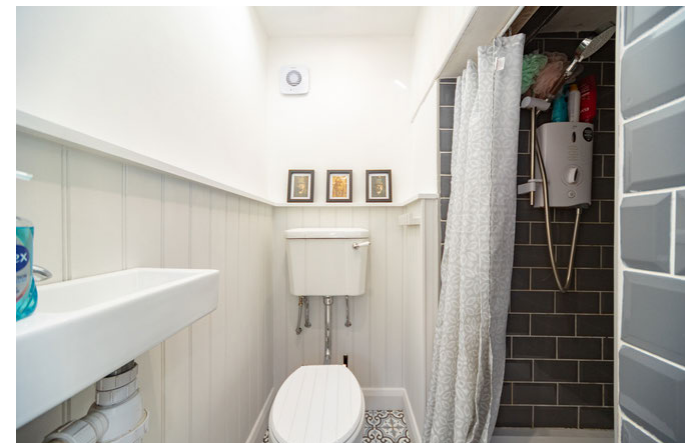
### SHEPSHED

Shepshe 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

An EPC has been carried out on the property with the resulting rating G. A copy of the full EPC (Energy Performance Certificate) can be viewed on [www.epcregister.com](http://www.epcregister.com) searching via the postcode.



### FRONTAGE

The property enjoys a generous overall plot with the frontage abutting directly to the roadway with a small raised paved area to the front elevation. To the side is a driveway access via a five-bar gate which provides off road parking for three cars and leads to the detached tandem garage. There is access via two doors leading into the hall and the sitting room with a notable mature wisteria to the main side elevation which is a rare find and simply stunning during its late spring flowering season.

### TANDEM GARAGE & OFFICE

7.43m x 2.81m (24' 5" x 9' 3") With double opening doors to the driveway and internal lighting, power, side window, side access door and its own intruder alarm separate to the main house. The **OFFICE** (2.81m x 1.25m (9' 3" x 4' 1")) has its own separate side access door and double glazed window to the rear elevation.











## HALLWAY

3.17m x 2.39m (10' 5" x 7' 10") With double glazed windows, entrance door, tiled floor and matwell, ceiling beams, display recesses and light points. Doors give access off to the rear reception room/bedroom four, the ground floor shower room, utility space and the kitchen.

## BEDROOM FOUR/ RECEPTION ROOM

4.37m x 2.79m (14' 4" x 9' 2") A flexible space ideal as a third reception space or, as currently a fourth bedroom. Having a dual aspect with multi-paned casement window to side and rear patio doors to the garden, feature fireplace with oak mantle-beam, decorative ceiling beams, wall light points and radiator.

## SHOWER ROOM

1.75m x 1.58m (5' 9" x 5' 2" max) With a two piece suite in white comprising WC and micro wash basin plus shower cubicle with tiling, ceiling light point, paneling, tiled flooring and skylight.

## UTILITY ROOM

1.58m x 1.32m (5' 2" x 4' 4") With space for two or three appliances, worktop and neatly tucked away next to the kitchen.

## KITCHEN

3.72m x 3.08m (12' 2" x 10' 1") With attractive re-fitted in frame units and for storage, quartz worktops, space for range cooker, Belfast sink, double glazed window, ceiling beams, tiled floor, electric heater, cast iron wood burning stove to a fireplace surround, open backed staircase to the first floor and latch/brace door leading sideways to:

## DINING ROOM

4.51m x 3.37m (14' 10" x 11' 1") Having a feature fireplace with log burning stove, beamed ceiling, radiator, wall light points, double glazed bay window to the side elevation. A braced door leads off to:

## SITTING ROOM

3.93m x 3.72m overall (12'11" x 12'2" overall) - With double glazed window to the front elevation with a stone faced fireplace surround, ceiling beams, wall light points, built in storage, open backed staircase rising to the first floor and central heating radiator.

## FRONT LANDING

Situated between bedrooms one and two with wall light point and access off to the aforementioned rooms.

## BEDROOM TWO

3.68m x 3.04m (12'1" x 10'0") A double room situated to the front elevation with ceiling beam, built in wardrobe/storage and double glazed window to the front elevation.















### MASTER BEDROOM

3.71m x 3.46m (12' 2" x 11' 4") Having chimney breast with cast iron fireplace and double built in store adjacent, decorative ceiling beams, radiator, light point and double glazed window, wardrobe off with shelving, hanging rails and loft access. The room provides through access rearwards to:

### REAR LANDING

3.08m x 1.80m (10' 1" x 5' 11") Having an electric storage heater, decorative beams, ceiling light point and steep wooden open backed staircase leading downwards to the kitchen. A latch and brace door gives access off to the following two rooms:

### BEDROOM THREE

3.68m x 1.90m (12' 1" x 6' 3") Having a dual aspect with double glazed windows to the property's side and rear, radiator, built-in cupboard space which spans the entire side wall, exposed beams.

### FAMILY BATHROOM

2.92m x 1.79m (9' 7" x 5' 10") Having an attractive three piece suite comprising claw footed bath with shower mixer, vanity wash basin and WC. with geometric tiling to parts, ceiling light point, towel radiator and obscure double glazed window.



### GARDENS

The garden is accessed from the rear of the driveway and offers a south facing patio with pergola and climbers to the immediate rear and then lawn with raised Koi pond, willow with swing and fencing to the boundaries.

### 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.



### MONEY LAUNDERING CHECKS

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

### 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.





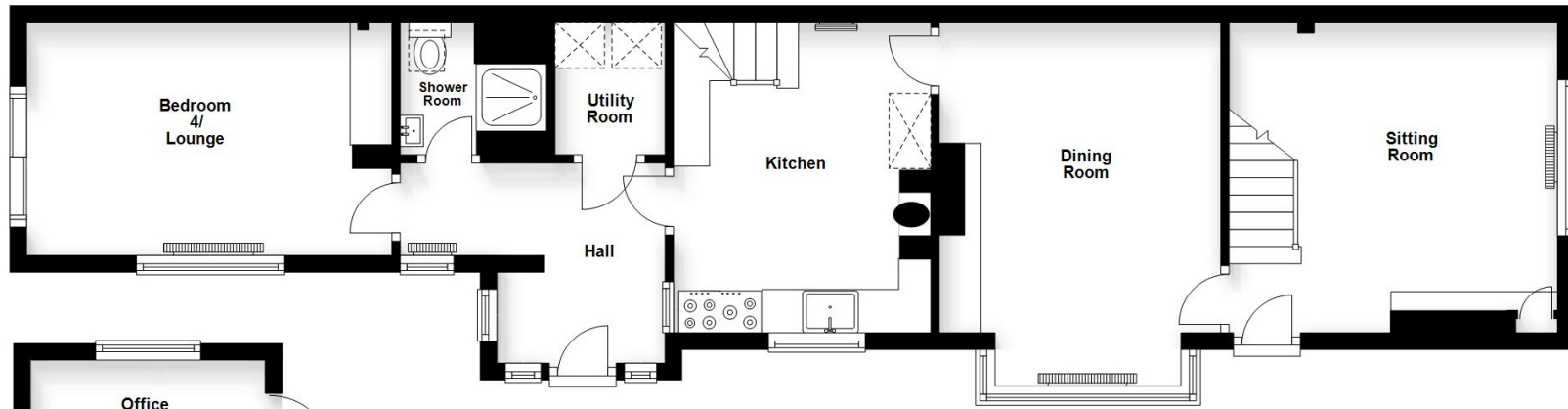






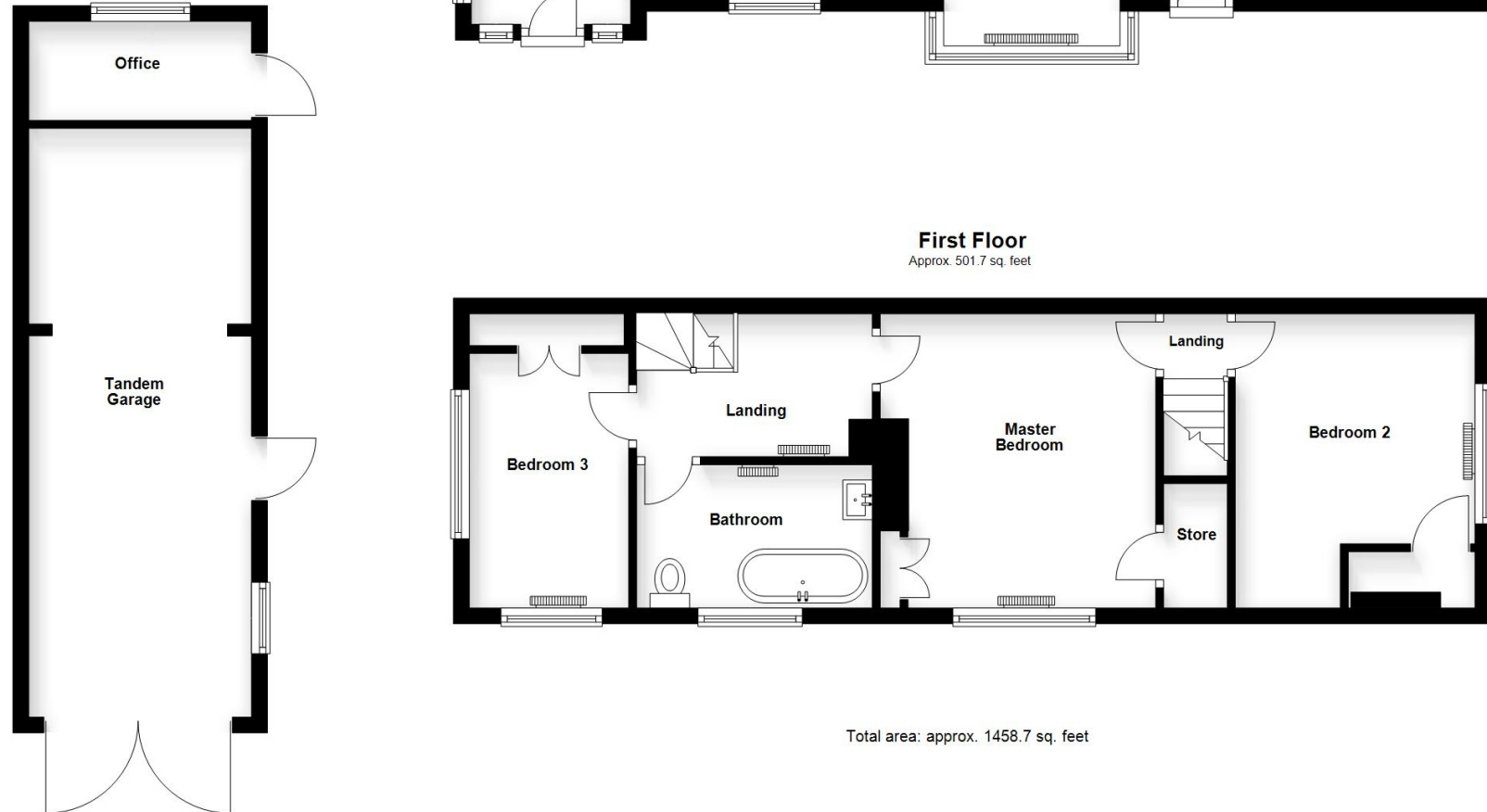
### Ground Floor

Approx. 957.0 sq. feet



### First Floor

Approx. 501.7 sq. feet



Total area: approx. 1458.7 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



