



£675,000

Brick Kiln Lane, Shepshed LE12 9EL

Detached House | 5 Bedrooms | 3 Bathrooms

01509 270 010


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Step Inside

Key Features

- Detached Family Home
- Five Bedrooms
- Two Ensuites
- Family Bathroom
- Open Plan Living
- Quartz Kitchen Worktops
- Gallery Landing
- South Facing Garden
- Show Home Standard
- Sought After Location

Main Particulars

Frobishers have the pleasure to present a rare opportunity to purchase a substantial, modern five bedroom detached family home situated on Brick Kiln Lane, a highly sought-after location within Shepshed. This "high specification" property includes double glazing, gas fired central heating system throughout.

The ground floor accommodation comprises: Entrance porch, hallway, cloakroom, W.C, open plan kitchen, utility room, home office, and lounge. To the first floor are five double bedrooms, two with ensuite, and family bathroom. There is also a double garage, driveway and landscaped gardens.

On the front the property you will see a picket fenced front garden with beautiful lawn, hedging, flower borders and elegant pathway leading to the front door and a driveway providing off road parking for multiple vehicles and leading to the spacious double garage.

To the side of the property is a stylish timber gate entrance and fencing giving privacy and access to the rear south facing garden, which is beautifully landscaped and incorporates a paved patio, borders inset with a variety shrubs, bushes and trees. There is also a beautiful summer house and timber shed.

Walking through the front door you immediately see the quality of this property, from the wood flooring, internal doors and handles, to the oak wood staircase leading to the first floor and galleried landing.

The hallway accesses a second reception room which could make an ideal family room/study space when working from home. There is a downstairs w.c. and storage cupboard space under the stairs.

The Lounge makes a great space for all the family with its numerous windows providing great natural light and French patio doors leading onto the rear garden and is completed with a stunning fireplace. Double internal doors lead to the large open plan Kitchen/Dining room.

Completing the ground floor accommodation is the Kitchen/Dining Room which is fitted with an array of shaker style base and eye level units, inset sink and drainer, mixer tap, integrated dishwasher, inset oven, electric hob and cooker hood. The stunning Quartz worktop finishes this kitchen off beautifully. There are bi-fold doors leading to the garden.

Set off from the kitchen, there is a substantial Utility Room with space for plumbing a washing machine and tumble dryer, inset sink and drainer, base and tall units and Quartz worktops. This leads to doors to the rear garden and integral garage access.

Stepping up the oak staircase onto the first floor with an impressive gallery landing and access to all rooms.

As you enter bedroom one from the landing you look up to the vault ceiling with exposed wood beams giving you the sense of luxury. This space offers a walk-in dressing room with natural light from a Velux window, rails and shelving. It also has a large ensuite with floor and wall tiles, w.c, walk-in shower within a glass screen enclosure, rain and hand shower overhead.

Bedroom two offers an ensuite bathroom with floor and wall tiles, walk in shower and glass screen enclosure, rain and hand shower, w.c. and sink vanity unit with mixer taps. All the bedrooms are of a generous size and finished to a high standard.

The spacious family bathroom with its free standing bath and mixer taps, w.c, vanity unit, wash hand basin. Walk in shower within glass enclosure. This bathroom is tiled from floor to wall with a beautiful finish.

Hallway - 3.03m x 3.61m

Lounge - 4.13m x 6.7m

Study/Home Office - 2.93m x 2.93m

Kitchen/Dining Room - 8.91m x 4.21m

Utility - 5.79m x 1.41m

Garage - 5.83m x 5.84m

Bedroom 1 - 5.53m x 4.84m

Ensuite - 2.49m x 1.94m

Dressing Room - 2.52m x 2.33m

Bedroom 2 - 4.26m x 3.30m

Ensuite - 3.40m x 1.44m

Bedroom 3 - 4.12m x 3.22m

Bedroom 4 - 3.87m x 2.93m

Bedroom 5 - 3.39m x 2.78m

Please call 01509 270010 to book your viewing to appreciate how beautiful this property truly is.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 24 Charnwood Road, Shepshed, Leicestershire, LE12 9QF

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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