



**HOPKINS & DAINTY**  
ESTATE AGENTS



**Woodpecker Way, Loughborough, LE12 9WF**

**£305,000**

**\*NO UPWARD CHAIN\***

OPEN 7 DAYS - HOPKINS & DAINTY are delighted to offer for sale this four double bedroom double fronted detached home, located on the highly popular Kings Gate development in Shepshed. The spacious accommodation has to offer:

Entrance hall, downstairs W.C., lounge, kitchen/diner with double opening French doors leading out onto the rear garden, utility room and study. To the first floor there are four bedrooms, a bathroom plus an en-suite shower room

to bedroom one. Outside there is an enclosed garden with lawn and patio together with a detached garage and driveway providing off road parking for two vehicles. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Entrance hall



With stairs off to the first floor, radiator, door to:

## Lounge 13'2" x 10'7" (4.03 x 3.24)



With window to the front, radiator.

## Study 10'10" x 9'10" (3.32 x 3.0)



With understairs storage cupboard, window to the front, radiator.

## Kitchen/diner 20'2" x 9'7" (6.16 x 2.94)



With a range of matching wall and base units, working surfaces with matching upstand, inset one and a half bowl stainless steel sink unit and drainer, fitted electric oven, gas hob, appliance space for dishwasher and fridge/freezer, radiator, tiled flooring, window to the rear, double opening French doors to the rear.

## Utility room 6'2" x 5'4" (1.89 x 1.64)



With fitted base cupboard with working surface over, appliance space for washing machine, wall mounted boiler, door to the rear garden, tiled flooring, radiator, door to:

## Downstairs W.C



With W.C., pedestal wash hand basin, tiled flooring, radiator, window to the side.

## En-suite shower room



With shower enclosure, pedestal wash hand basin, W.C., partially tiled walls, tiled flooring, radiator, window to the side.

## The first floor



### Bedroom One 13'0" x 9'6" to wardobes (3.98 x 2.91 to wardobes)



With fitted wardobes, window to the rear, radiator, door to:

### Bedroom Two 11'5" x 8'4" (3.49 x 2.56)



With window to the front, radiator.

### Bedroom Three 9'3" x 9'10" (2.84 x 3.01)



With window to the front, radiator.

## Bedroom Four 7'7" x 8'2" (2.32 x 2.51)



With window to the front, radiator.

## Bathroom



With panelled bath, pedestal wash hand basin, W.C., partially tiled walls, window to the front.

## Outside



The property has an enclosed rear garden, mainly laid to lawn with patio and planted border. Gated access leads to the single detached garage which has power, electricity

and driveway for off road parking.

## Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

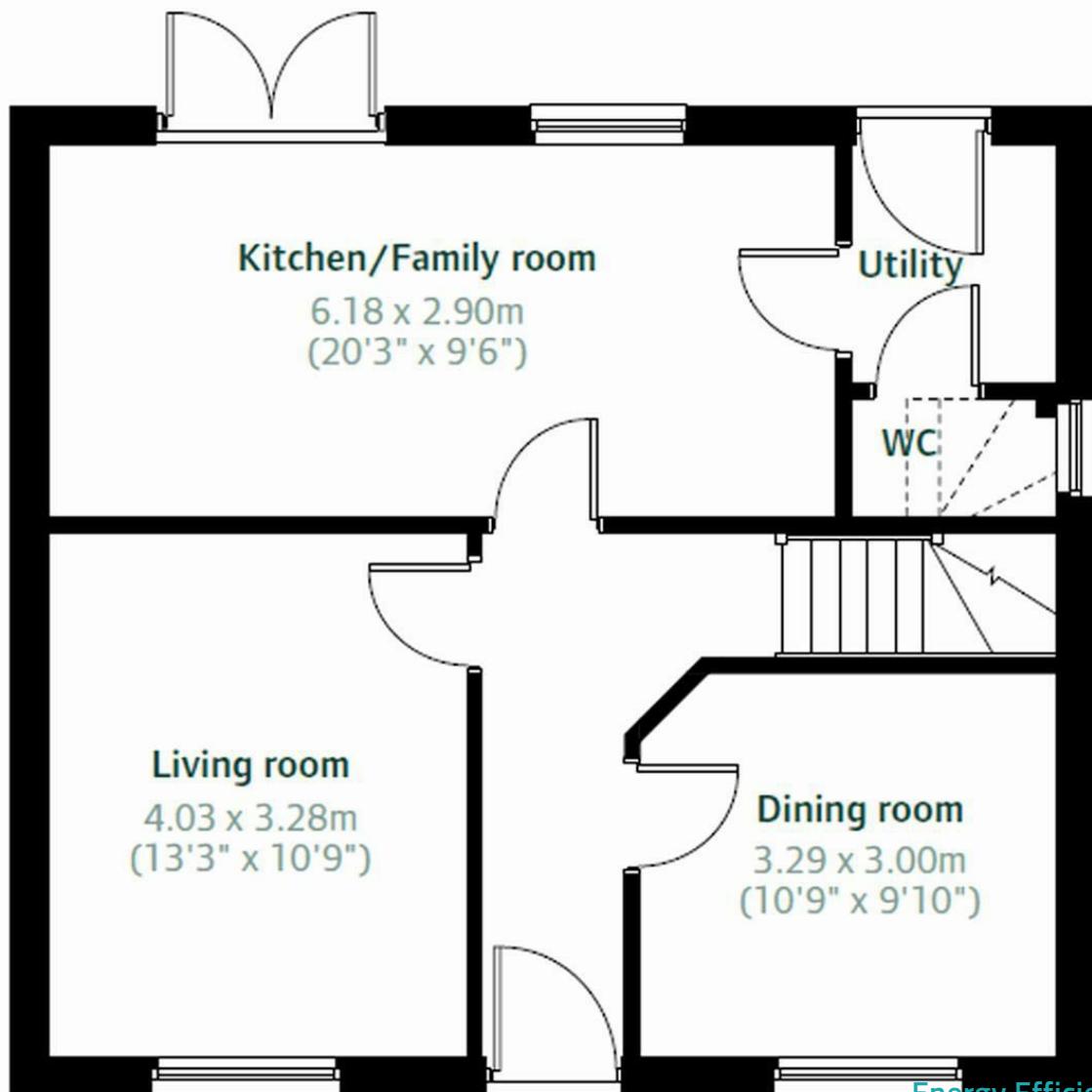
## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein 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 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 digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves 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 included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

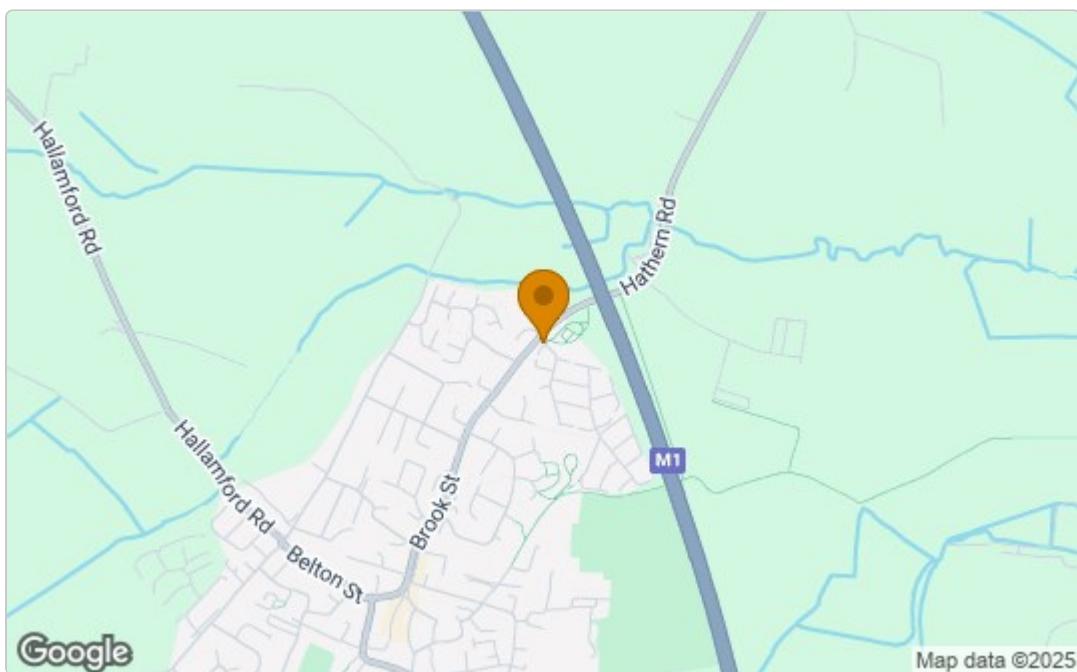
## Estate maintenance charge

We understand that properties on this estate are subject to an annual service charge. We always recommend buyers to get their legal adviser to verify these details prior to exchange of contracts.

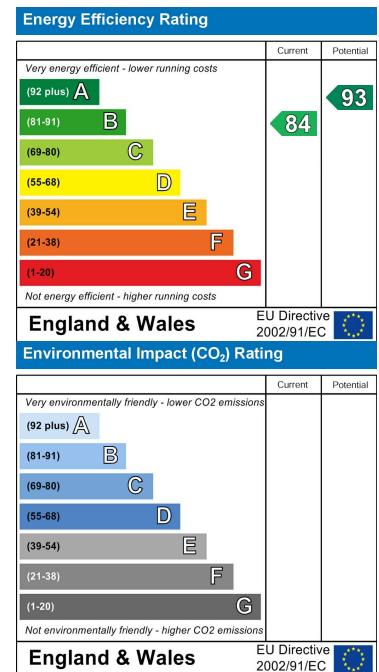
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.