



Sinclair

100% / Local

Marketing Agents For:

1 Kirkhill, Shepshed, Leicestershire, LE12 9PB



Offered with no upward chain and boasting almost 1650 sq feet (house only) this home offers an incredible opportunity to own this unique property set in the heart of Shephed. The master suite offers an incredible walk in dressing room or adjoining nursery in addition to an array of mirror fronted wardrobes and en-suite. Downstairs does not disappoint either with the lovely lounge boasting inset illuminated alcoves, generous picture window and feature fireplace with wood burning stove. In addition the family kitchen which provides ample storage and workspace, though the new owners may want to make it their own if they can spare the time away from the fabulous games room that extends to almost 30ft. AND... If all that isn't enough then take a trip outside of the home to the garden arranged in multi-deck patio/seating areas or tinker away in the workshop and garage. This home really offers a fabulous opportunity for a growing family.

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Offers In The Region Of
£400,000

GROUND FLOOR

Storm Porch

Entered through a set of uPVC framed French doors accessing the entrance hall.

Entrance Hall

Entered through a uPVC front door flanked by opaque uPVC double glazed windows to either side and having coving, picture rail, stairs rising to the first floor and access to understairs storage.

Bay Fronted Lounge

10'9" x 18'5" (3.28m x 5.61m)

Enjoying a uPVC double glazed bay window to the front with ceiling rose, coving and featuring a cast iron log/multi fuel burner on a polished granite hearth surrounded by Derbyshire sandstone.

Kitchen/Diner

9'5" x 15'5" (2.87m x 4.70m)

Having a range of wall and base units with four ring electric hob with extractor hood over, electric oven and grill, one-and-a-half bowl sink and drainer unit with tiled splashbacks and having tile effect vinyl flooring. Also benefiting from 2021 installed uPVC double glazed windows to rear and having a timber framed single glazed multi paned door to side.

Guest Cloakroom

4'10" x 9'5" (1.47m x 2.87m)

Is fitted with a low level WC, vanity wash hand basin with monobloc mixer tap, column radiator/towel rail with inset downlights, ceramic tiled flooring and walls with wall lighting, an opaque uPVC double glazed window to rear and housing a concealed gas fired central heating boiler.

SNUG/DINING ROOM (Former Shop)

29'2" x 11'8" (8.89m x 3.56m)

Having a timber framed secondary glazed window to the front with further aluminium framed patio doors to the rear (externally they are anthracite grey with grey cladding), and having a bar with inset downlights, wood effect ceramic tiled flooring and an electric wall mounted fire with real flame effect.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to four double bedrooms including the master suite and family bathroom. There is a loft access, coving, dado rail and uPVC double glazed window to the front.

Bedroom One

11'1" x 13'1" (3.38m x 3.99m)

Having a uPVC double glazed window to the rear, two double fitted wardrobes, coving, dresser unit and additional single wardrobe space.

Open Jack-n-Jill En-Suite

12'0" x 4'2" (3.66m x 1.27m)

Having a shower enclosure with thermostatic mixer shower over, vanity wash hand basin, extractor fan and tiled splashbacks with inset downlights and two double fitted wardrobes.

Bedroom Two

12'0" x 13'3" (3.66m x 4.04m)

Having a uPVC double glazed bay window to front and coving.

Bedroom Three

11'0" x 16'7" (3.35m x 5.05m)

Having a uPVC double glazed window to side and coving.





Bedroom Four/Dressing Room
11'1" x 9'5" (3.38m x 2.87m)
Having uPVC double glazed window to front and coving.

Family Bathroom
6'3" x 9'6" (1.91m x 2.90m)
This three piece white suite comprises; a P-shaped bath with splashscreen and electric shower over, vanity wash hand basin with monobloc mixer tap, airing cupboard housing the hot water cylinder, ceramic tiled flooring, tiled walls and an opaque uPVC double glazed window to rear.

OUTSIDE

Detached Garage
8'6" x 19'0" (2.59m x 5.79m)
Having both light and power with timber side personal door and up-and-over front door.

Private Rear Garden
Entered through a lean-to with uPVC double glazed front door and decking with adjacent uPVC double glazed window facilitated by two water points leading to a paved patio area which in turn gives way to a well maintained lawn surrounded by flower beds and planted borders with a raised decked seating area facilitated by wall lighting and stone shingled edging and a external power point.



Large Store/Utility Area
9'3" x 21'4" (2.82m x 6.50m)
Being of brick built construction and having both light and power, a sink and drainer unit with space and plumbing for appliances and enjoying plenty of natural light with timber framed opaque windows to the front, side and rear.

Workshop/Store
12'1" x 12'1" (3.68m x 3.68m)
Being of brick construction with timber framed opaque single glazed windows to front and side with a sink and drainer unit having light and power, vinyl flooring and uPVC French doors to side. Also having a store adjacent with a timber framed window to front.

Front
A tarmac driveway edged with block paving offers off road parking for multiple vehicles having an area of bark chip with a mature range of shrubs and a block paved walkway accessing the front door.

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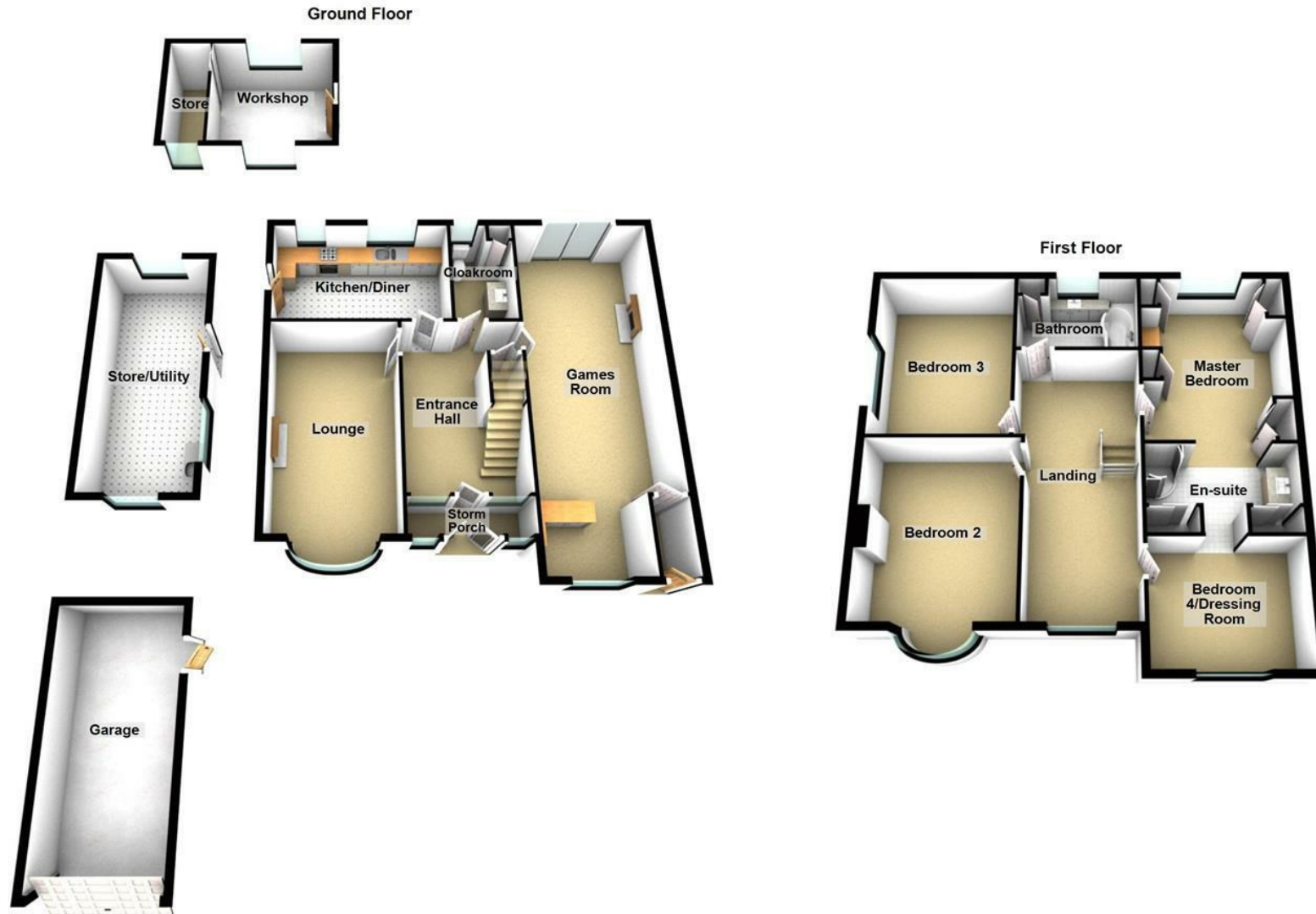
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Location

Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; Oxley, St Botolph's, Newcroft and St Winefride's. Secondary schools; Hind Leys Community College and Shepshed High School. There are a number of sports teams including Shepshed Dynamo FC, Shepshed RFC and two cricket clubs. It is a well serviced town with an ASDA, Tesco

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

- Council Tax Band*:
- Price: £400,000

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Sinclair

**For a free valuation of your property with no obligation
call Sinclair on 01509 600610**

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