



Sinclair

3 Cheviot Drive, Shepshed, Leicestershire, LE12 9ED

01509 600610 sinclairstateagents.co.uk

Offers In Excess Of
£275,000

Property at a glance

- Detached House
- General Modernisation Required
- Drive & Garage
- Council Tax Band*: D
- Four Bedrooms
- S.W Facing Corner Plot
- Popular Cul-de-sac Location
- Price: £275,000

Overview

This detached family home is superbly positioned on a prominent corner plot with a south west facing and partly walled rear garden, driveway and garage to the rear and within walking distance of the nearby schools and town centre amenities. The house itself would benefit from some general modernisation although it benefits from uPVC double glazing, gas fired central heating, four good sized bedrooms, two separate reception rooms plus the kitchen and a ground floor shower room.

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 school; Iveshead School and 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 Express, a number of local stores, restaurants/pubs and takeaways. Shepshed has excellent transport links located adjacent to junction 23 of the M1. Nearest Airport: East Midlands (7.4 miles). Nearest Train Station: Loughborough (5.5 miles). Nearest Town/City: Loughborough(5.3 miles)

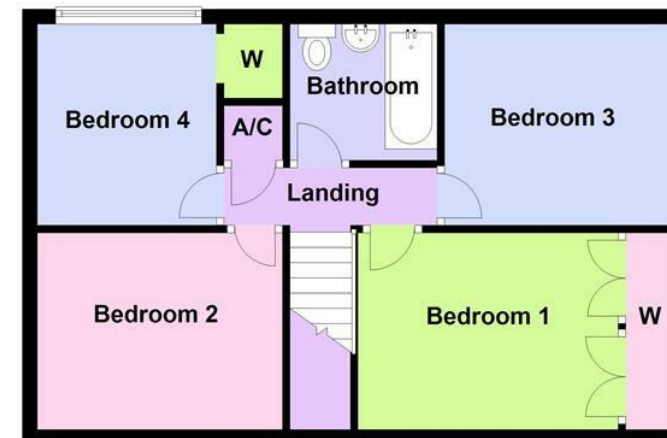


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

Steps leading up to the uPVC front door opening into the entrance hall.

ENTRANCE HALL

16'6 x 5'8 (inc stairs) (5.03m x 1.73m (inc stairs))

A central hallway with obscure windows to both sides, staircase with balustrade rising to the first floor with storage cupboard beneath, phone point, central heating controls and thermostat, door through to the lounge.

LOUNGE

18'1 x 10'10 (5.51m x 3.30m)

A large through-lounge with a window to front and a set of sliding patio doors to the rear garden, stone fireplace and TV plinths, coved ceiling with combined ceiling light with fan, additional wall lights, TV and virgin media cable connections and laminate flooring.

DINING ROOM/PLAYROOM

10'10 x 9'3 (3.30m x 2.82m)

A second separate reception room currently used as further sitting room/playroom with a coved ceiling and window to front.

KITCHEN

10'9 x 8'4 (3.28m x 2.54m)

Kitchen is currently fitted with a range of wall and base cabinets, rolled top worksurface with a tiled surround and inset sink with mixer tap. Several appliance spaces including plumbing for washing machine, electric cooker point with extractor above. Worcester gas central heating combi boiler, window to rear, coved ceiling, uPVC external door to the side and vinyl tiled effect floor.

SHOWER ROOM

5'10 x 5'2 (1.78m x 1.57m)

This ground floor shower room as accessed off the entrance hall, fitted with a WC, wash basin and shower with a bi-fold screen with thermostatic shower fitment. Wood effect vinyl floor, coved ceiling and obscure window to rear.

FIRST FLOOR

9'7 x 3' (2.92m x 0.91m)

With a loft hatch and access to four bedrooms plus the main bathroom and airing/linen cupboard.

BEDROOM ONE

13'10 x 9' (4.22m x 2.74m)

A main double bedroom fitted with a run of built-in wardrobes with chest of drawers and mirrored storage units above, coved ceiling, additional bedside lights, TV aerial and window to front.

BEDROOM TWO

11'1 x 9' (3.38m x 2.74m)

Second double bedroom with some built-in shelving, coved ceiling and window to front.

BEDROOM THREE

10' x 9' (3.05m x 2.74m)

Third double bedroom with coved ceiling and window to rear.

BEDROOM FOUR

9' x 8'4 (plus recess) (2.74m x 2.54m (plus recess))

Fourth bedroom could also take a double bed if required with a recess providing wardrobe space with clothes rail and shelving, coved ceiling, TV point and window to rear.

BATHROOM

7' x 5'8 (2.13m x 1.73m)

In need of some updating fitted with the original three piece suite including a WC, wash basin and panelled bath with a tiled surround and electric shower over. Vinyl floor, coved ceiling and obscure window to rear.

OUTSIDE

Property is superbly positioned within the central part of the town and a short walk from the local schooling and amenities. Situated within a small residential cul-de-sac the house occupies a prominent corner plot siding on to the close and accessed via a shared driveway to the front where there is a lawned frontage and path leading up to the front door with coach light, timber gate and path to the side of the house providing storage space for wheelie bins and access to the rear garden.

REAR GARDEN

The partly walled rear garden affords a west facing aspect and is predominately laid to lawn, a paved patio area, gravel area and path leading up to a side door in to the brick built garage at the rear. There is an outside tap and recently renewed timber panel fencing with concrete posts to one side.

GARAGE

17'3 x 8'5 (5.26m x 2.57m)

This brick built single garage is located at the rear of the plot with a tarmac driveway and front providing off street parking. Garage itself has an up and over door, power points lighting and secondary door at the side leading into the garden,



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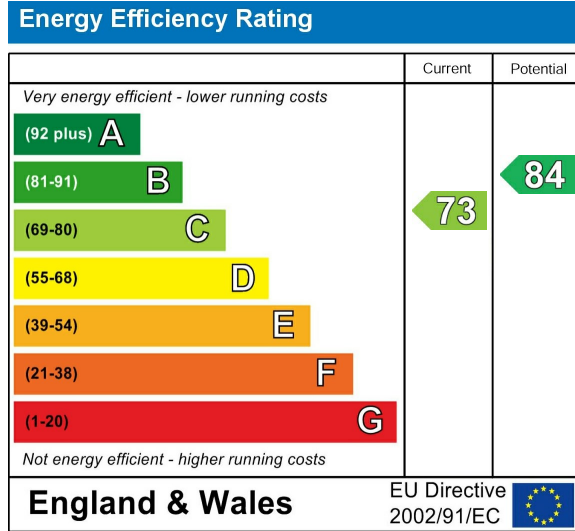
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Fixture & Fittings

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

Special Note To Buyers

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

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Money Laundering

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Tenure

We are advised by the vendor(s) that the premises are Freehold

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