



Sinclair

3 Sandringham Rise, Shepshed, Leics, LE12 9ND

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Offers In Excess Of  
£300,000

## Property at a glance

- Detached Chalet Style House
- Lounge & Separate Dining Room
- Sought After Location
- Council Tax Band\*: D
- Three / Four Bedrooms
- Driveway & Garage
- No Upward Chain
- Price: £300,000

## Overview

Offered to the market with no upward chain this spacious detached chalet style property has been extended over the years to offer versatile accommodation, featured gallery landing and three double bedrooms with an en suite to the main bedroom on the first floor, entrance hall leading to lounge, separate dining room, kitchen, fourth ground floor single bedroom / study and shower room. The house also benefits from gas fired central heating with a modern Worcester boiler, uPVC double glazed windows and doors, en suite bathroom and ground floor wet room both modernised in recent years. All situated within a small cul de sac setting with block paved drive, garage and enclosed south facing garden.

## 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 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.



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## Detailed Accommodation

uPVC double glazed main entrance door with outside light, opens in to the entrance hall.

### ENTRANCE HALL

10'4" x 5'10" (plus stairs) (3.15m x 1.78m (plus stairs))

A central hallway with a turning staircase, balustrade and rising up to the gallery landing and a feature vaulted ceiling. Storage cupboard beneath the stairs, telephone point and internal pine doors to the ground floor rooms.

### STUDY / BEDROOM FOUR

8'1" x 6'4" (2.46m x 1.93m)

The ground floor home office / study which could also be used for a fourth single bedroom if required, telephone point, book shelves to the walls and window to the front elevation.

### LOUNGE

20'1" x 11' max (6.12m x 3.35m max )

Spacious living room with a feature living flame gas fire, timber surround and marble hearth, large window to the front elevation and further high level window to the side elevation. Coving to ceiling, TV point and door through to the dining room.

### DINING ROOM

12'9" x 8'1" (3.89m x 2.46m)

A separate dining room linking both the lounge and kitchen and a set of french doors with glazed side panels opening out on to the rear patio and garden. Built in storage cupboard with shelving and archway through to the kitchen.

### KITCHEN

16'1" x 12'2" max (4.90m x 3.71m max)

The kitchen overlooks the garden with two windows and is extensively fitted with traditional range of cabinets and drawers finished with marble effect timber edge work tops with a tiled surround, one and a half bowl stainless steel sink unit, recess for cooker inset to a feature chimney breast, wine rack, corner shelving and glazed display cabinets, further space for white goods including plumbing for washing machine and dishwasher if required. Internal fire door through to the garage.

### GROUND FLOOR SHOWER ROOM

8'10" + recess x 5'6" (2.69m + recess x 1.68m)

The ground floor shower room has been superbly and recently remodelled in to a wet room with a fully tiled floor, fitted with contemporary white suite with chrome fittings with wash hand basin and mixer tap set on to marble top and vanity unit with cupboards, WC with concealed cistern and soft close seat. Walk-in shower with a fixed glazed screen, chrome fixed head and hand held shower fittings offset electric Mira controls. LED downlights, chrome heated towel rail, wall mirror and two obscure windows to the front elevation.

### ON THE FIRST FLOOR

Impressive feature to the house is the gallery landing with balustrade overlooking the turning staircase

and entrance hall with its vaulted ceiling. The landing has a built-in storage cupboard and a walk-in airing cupboard housing the hot water cylinder and doors leading to three double bedrooms on the first floor.

### BEDROOM ONE

19'2" narrowing to 11'6" x 13'7" (5.84m narrowing to 3.51m x 4.14m)

This L shaped main bedroom has two dormer style windows to the front elevation, a run of built-in wardrobes to the far wall with dressing table, bedside cabinets and drawers. Further built-in double cupboard to the eaves and door through to the en-suite bathroom.

### EN SUITE BATHROOM

7'1" x 6'6" (2.16m x 1.98m)

A full bathroom providing an en-suite to the main bedroom, Travertine tiling to the floor and partly to the wall. Fitted with a modern three piece suite with chrome fittings including a WC, circular bow wash basin with mixer tap set on to the double vanity unit and a mirror above, panel bath with a mixer tap, electric shower over and hinged glazed screen. Velux skylight window, built-in cupboard with shelving and chrome heated towel rail.

### BEDROOM TWO

14'3" (at eaves) x 10'9" (4.34m (at eaves) x 3.28m )

A second double bedroom with slopped ceiling, window to the front elevation, built-in storage cupboard and hatches accessing the remaining eaves.

### BEDROOM THREE

13' x 9'3" (+ recess) (3.96m x 2.82m (+ recess))

A third double bedroom with a window to the rear elevation and two further high level windows to the side elevations, built-in storage cupboards to the recess and low level double cupboard / desk accessing remaining space in the eaves.

### OUTSIDE

Occupying a superb position this sought after residential cul de sac of Sandringham Rise off Conway Drive. The house is set well back from the Close with a lawned frontage and a block paved driveway continuing up to the single garage and front door with outside light. Wrought iron gate at the side of the garage opens in to the rear garden.

A mature and fully enclosed garden to the rear and well stocked with plants trees and shrubs forwarding a south facing aspect with the main area laid to lawn, edged with flowerbeds and a paved patio outside the dining room french doors and kitchen window, timber garden shed and storage space for Wheelie bins to the side and uPVC rear door in to the garage.

### GARAGE

18' x 9'9" (5.49m x 2.97m)

A larger than average single garage with a steel up an over door, power points, lighting, three obscure windows to the side elevation, a Worcester green star gas central heating boiler, uPVC rear door to the garden and further door to the kitchen.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

### 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

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### Tenure

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

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## Thinking of Selling?

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