



Sinclair

5 Stableford Close, Shepshed, Leicestershire, LE12 9BT

£229,950

01509 600610 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Modern End Town House
- Three Bedrooms
- Drive & Garage
- Council Tax Band\*: B
- Spacious Three Storey Accommodation
- Remodelled Kitchen & Bathrooms
- No Upward Chain
- Price: £229,950

## Overview

This modern three storey end town house is superbly situated right in the heart of Shepshed and just a short walk from the central shops, schools and amenities. House offers spacious accommodation arranged over the three floors including three bedrooms, remodelled bathroom, en-suite and ground floor cloakroom plus a recently modernised kitchen. All positioned within this small modern development with a central playpark with the house having its own enclosed rear garden, drive and garage in the neighboring block.

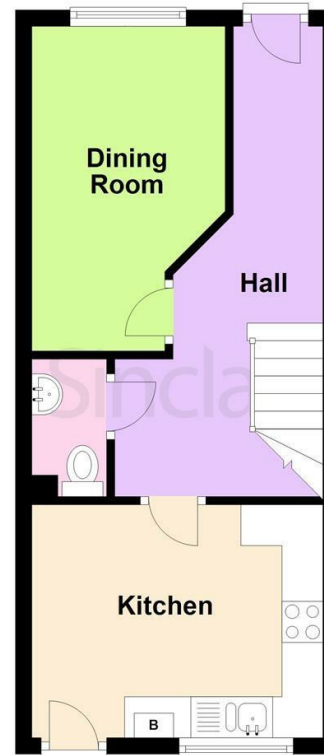
## Location\*\*

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)

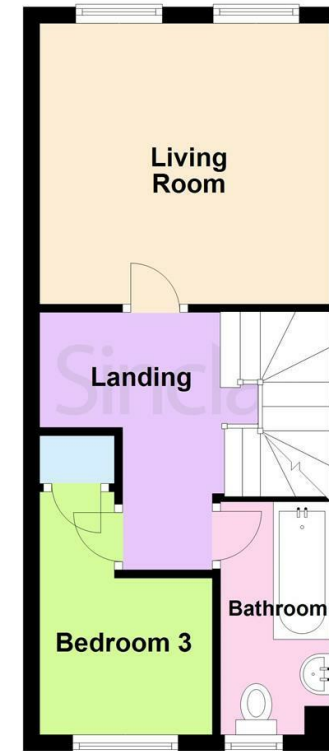


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

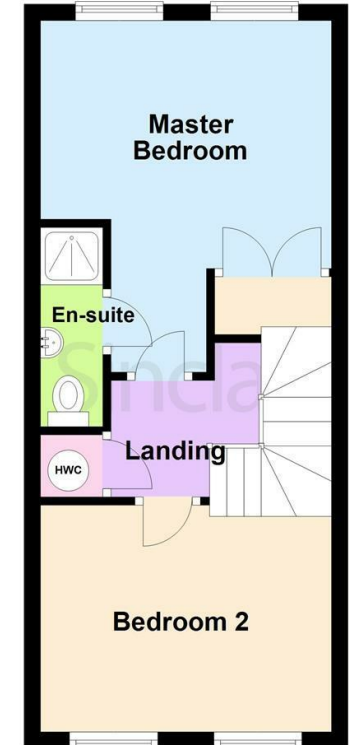
### Ground Floor



### First Floor



### Second Floor



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## Detailed Accommodation

Canopy porch with outside coach light and a double glazed front door opening into the entrance hall with oak effect laminate flooring, coved ceiling, smoke alarm, turning staircase with balustrade rising to the first floor and a cloaks cupboard beneath, further doors to the kitchen, dining room/bedroom four and cloakroom/WC.

### CLOAKROOM/WC

5'6 x 3' (1.68m x 0.91m)

With a continuation of the oak effect laminate floor a refitted and modern white wash basin and chrome mixer tap and a WC, extractor fan and ceiling light.

### KITCHEN

11'8 x 9'4 (3.56m x 2.84m)

Kitchen has been remodeled since new superbly fitted with a range of contemporary cabinets and drawers finished in a high gloss white with stainless steel handles and timber effect worktops with matching upstands and a ceramic Blanco one and a half bowl sink with mixer tap. Built-in electric oven with a four burner gas hob and designer extractor over with downlights, further appliance spaces for white goods including plumbing for washing machine and dishwasher if required, cupboard housing the Glow-worm gas central heating boiler, grey oak vinyl floor, window and double glazed external door leading out to the rear garden.

### FIRST FLOOR LANDING

Turning staircase leads up to a landing with balustrade, coved ceiling, smoke alarm, further turning staircase with balustrade rising to the top floor, internal doors through to bedroom three, main bathroom and lounge.

### LOUNGE

11'8 x 11'3 (3.56m x 3.43m)

This first floor lounge has laminate flooring, two windows to front, TV, phone and cable connections and a coved ceiling.

### BEDROOM THREE

6'9 x 6'7 (plus recess) (2.06m x 2.01m (plus recess))

An L-shaped single bedroom with a built-in wardrobe, laminate flooring, TV and phone point and a window to rear.

### BATHROOM

9'5 x 4'5 (2.87m x 1.35m)

Bathroom has been superbly remodeled with contemporary tiling to the walls and floor. Modern three piece white suite with chrome fittings include wash basin with mixer tap, WC

with soft close seat and a panel bath also with mixer tap. Ceiling downlights, chrome heated towel rail, extractor fan and opaque window to rear.

### SECOND FLOOR LANDING

Second turning staircase with balustrade rises up to the top floor landing with loft hatch, airing cupboard housing the hot water cylinder, doors leading to bedrooms one and two.

### BEDROOM ONE

11'8 x 9'7 (plus wardrobe) (3.56m x 2.92m (plus wardrobe))

Main double bedroom having two windows to front, built-in double wardrobe, bamboo wood flooring and phone point.

### EN-SUITE

8'1 x 2'6 (2.46m x 0.76m)

An en-suite shower room to the main bedroom which has also been remodeled in line with the main bathroom with tiled walls and floor and a contemporary three piece white suite with chrome fittings including wash basin with mixer tap, WC with soft close seat and a shower with bi-fold glazed enclosure and a thermostatic shower fitment. Ceiling downlights, extractor fan and a chrome heated towel rail.

### BEDROOM TWO

11'8 x 9'5 (3.56m x 2.87m)

A further double bedroom having two windows to rear and laminate flooring.

### OUTSIDE

Property occupies prominent position within this modern residential development situated in the heart of Shepshed and just a short walk from the central shops, schools and amenities. The house is a end terraced of three town houses with a small frontage, canopy porch and outside light above the front door, paved path and timber gate continues to the side of the house leading down to the rear garden.

### REAR GARDEN

The rear garden is fully enclosed by timber panel fencing with a graved area outside the kitchen door with outside tap and power points. The remainder of the garden is predominantly laid to lawn with a path leading to the foot of the plot where there is a further gate and path providing access back into the cul-de-sac, the rear garden affords a west facing aspect.

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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>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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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### 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

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

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## Thinking of Selling?

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