



Sinclair

123 Leicester Road, Shepshed, Leicestershire, LE12 9DG

£147,500

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Property at a glance

- Period Residence
- Two Double Bedrooms
- Downstairs WC
- Council Tax Band*: A
- No Upward Chain
- Two Reception Rooms
- uPVC D Glazing & GC Heating
- Price: £147,500

Overview

This two double bed roomed period property benefits from uPVC double glazing, gas central heating and in brief comprises porch, living room with open fire, inner lobby, dining room, fitted kitchen, rear lobby, downstairs WC, on the first floor landing gives way to two bedrooms with built-in furniture and bathroom with a white three piece suite. Outside there is a fore-garden and to the rear is an open courtyard with the main garden beyond. The property is offered with no upward chain.

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)

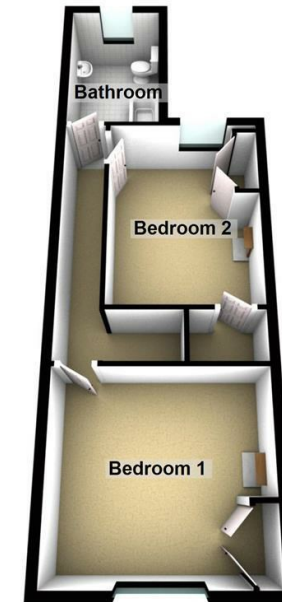


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

uPVC double glazed entrance door through to the entrance porch.

ENTRANCE PORCH

uPVC double glazed windows to the side elevation, door accessing the living room.

LIVING ROOM

12'11 x 11'4 (to the side of chimney breast) (3.94m x 3.45m (to the side of chimney breast))

There is an open exposed brick fire place with hearth, built-in meter cupboard, uPVC double glazed window to the front elevation, wood flooring, radiator and door accessing an inner lobby. The inner lobby gives way to an under stairs storage cupboard and open access to the dining room.

DINING ROOM

13'2 x 11'5 (to the side of chimney breast) (4.01m x 3.48m (to the side of chimney breast))

Dining room has the stairs accessing the first floor, radiator, door accessing the rear garden and open access to the fitted kitchen.

FITTED KITCHEN

9'7 x 6'5 (2.92m x 1.96m)

Kitchen is fitted with a single drainer stainless steel sink unit with mixer tap over and cupboards under, there is fitted units to the wall and base, rolled edge worksurface and tiled surround, there is a stainless steel gas hob with extractor fan over and under counter oven, plumbing for washing machine, uPVC double glazed window to the side elevation and access to a lobby area which gives way to WC and store cupboard. The downstairs WC has a low flush WC and corner wash hand basin, uPVC double glazed opaque glass window to the rear elevation.

FIRST FLOOR

On the first floor a landing gives way to two double bedrooms and bathroom fitted with a white three piece suite.

BEDROOM ONE

13'2 x 12'2 (side of chimney breast) (4.01m x 3.71m (side of chimney breast))

uPVC double glazed window to the front elevation, built-in bedroom furniture including wardrobe/cupboards, shelving and drawers, there is a radiator.

BEDROOM TWO

13' x 10'1 (to front of chimney breast) (3.96m x 3.07m (to front of chimney breast))

uPVC double glazed window to the rear elevation, an ornamental cast iron fireplace to the chimney breast, built-in bedroom furniture including wardrobe/cupboards, there is a further door accessing a built-in cupboard, radiator.

BATHROOM

The bathroom is fitted with a white three piece suite comprising panel bath with telephone style chrome combination shower tap, there is a low flush WC and wash hand basin, radiator, uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

There is a small fore-garden, gated side access leading to the rear. To the rear of the property is a courtyard area with easement for neighbouring property and a garden beyond laid mainly to grass with timber screen fencing to the boundaries .



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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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?

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



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