



Sinclair

53 Kirkhill, Shepshed, Loughborough, LE12 9PA

£160,000

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Property at a glance

- Two Double Bedrooms
- Good Size Rear Garden
- End Terraced House
- Council Tax Band*: A
- Two Reception Rooms
- GCH and UPVC Double Glazing
- Close To Centre and Amenities
- Price: £160,000

Overview

This traditionally styled two bedroom end terraced house is ideally located close to local amenities and bus routes. The property benefits from uPVC double glazing, gas central heating and in brief comprises lobby, living room, inner lobby, dining room, fitted kitchen, and 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 good size garden to the rear of the property.

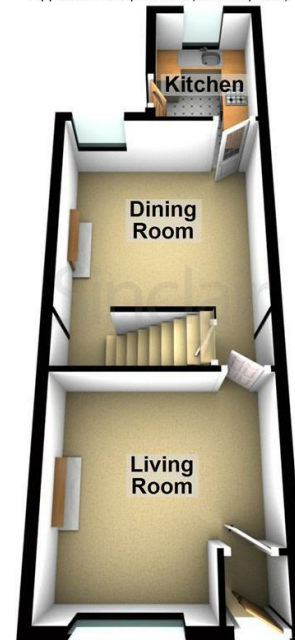
Location**

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)

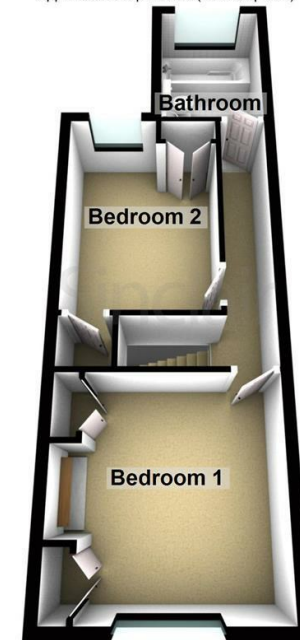


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor
Approx. 36.3 sq. metres (391.2 sq. feet)



First Floor
Approx. 36.3 sq. metres (391.2 sq. feet)



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Detailed Accommodation

uPVC double glazed entrance door through to inner lobby area. The inner lobby has access to the living room.

LIVING ROOM

12' x 12' (to side of chimney breast) (3.66m x 3.66m (to side of chimney breast))

uPVC double glazed window to the front elevation, feature period style chimney breast with inset live flame coal effect fire, built-in meter cupboard, radiator and door accessing the inner lobby. The inner lobby has access to the dining room and door access and under stairs storage cupboard.

DINING ROOM

12' x 12'4 (to side of chimney breast) (3.66m x 3.76m (to side of chimney breast))

uPVC double glazed window to the rear elevation, radiator, feature fire place with hearth and cast iron effect surround with over mantle. There is access to the stairs leading to the first floor and door accessing the fitted kitchen.

KITCHEN

6'5 x 8'4 (1.96m x 2.54m)

The kitchen is fitted with a single drainer stainless steel sink unit and swan neck style mixer tap over and cupboards under, there are fitted units to the wall and base, roll edge worksurface, tiled surround, electric hob with over under and extractor over, uPVC double glazed window to the rear elevation overlooking the garden, plumbing for washing machine and door access the garden.

FIRST FLOOR

Landing gives way to two double bedrooms and bathroom.

BEDROOM ONE

12' x 12' (to side of chimney breast) (3.66m x 3.66m (to side of chimney breast))

uPVC double glazed window to the front elevation, radiator, two sets of double wardrobe/cupboards to side of chimney breast.

BEDROOM TWO

12'6 x 9' (to side of chimney breast) (3.81m x 2.74m (to side of chimney breast))

uPVC double glazed window the rear elevation, built-in cupboard with further storage cupboard over the staircase, radiator.

BATHROOM

6'5 x 8'4 (1.96m x 2.54m)

The bathroom is fitted with a white three piece suite comprising panel bath with shower over and shower screening, low flush WC and wash hand basin, uPVC double glazed opaque glass window to rear elevation, heated towel rail.

OUTSIDE

To the rear of the property there is an enclosed patio courtyard area with steps leading down to the main garden which is laid to lawn with timber screen fencing and hedge boundaries, there is a storage shed to the rear of the plot. There is gated side access through an alleyway leading to the front.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	20	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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