



Sinclair

18 Abbey Close, Shepshed, Leicestershire, LE12 9EH

£215,000

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Property at a glance

- No Upward Chain
- Kitchen Diner
- Private rear Garden
- Council Tax Band*: B
- Three Bedrooms
- Master En-suite
- Shared Ownership Option
- Price: £215,000

Overview

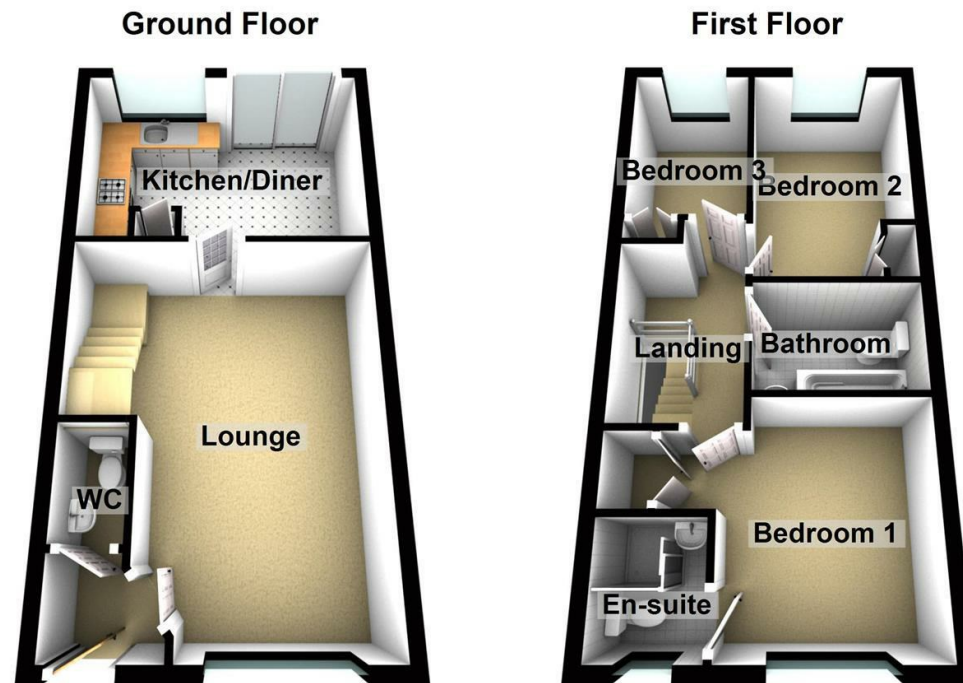
This mid terraced property offers three bedrooms in addition to a family bathroom and En-Suite in addition to the lounge, kitchen/diner and further guest W.C. Outside the home continues the benefits with an enclosed rear garden and off-road parking. Available with no upward chain and having double glazing and gas central heating, this home is a great purchase for first time buyers or investors.

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

Entrance Hall

The home opens into the entrance hallway via a composite front door with inset double glazed pane and is finished with high quality timber effect flooring and granting access to both the guest cloakroom and lounge respectively.

Guest Cloakroom

Located off the entrance hall; the guest cloakroom offers a two piece suite with pedestal mounted wash hand basin and low level flush WC with dado height wall tiling and tiled flooring.

Lounge

10'4" x 17'8" (3.15m x 5.38m)

Having continued Karndean flooring from the entrance hall and comprising a uPVC double glazed window to the front elevation, coving, an electric wall mounted fire setting, having stairs rising to the first floor and under-stairs storage.

Kitchen Diner

13'8" x 9'5" (4.17m x 2.87m)

A range of wall and base units with contrasting work surface over with inset one and half drainer sink unit. Further inclusions are a four ring gas hob, canopy extractor hood and electric oven, integral fridge/freezer and further space and plumbing for additional appliances. Further benefiting from double glazed patio doors giving views and access to the rear garden. The floor is finished with tiling and the wall mounted gas fire boiler is also located in the kitchen.

Landing

Stairs ascending the first floor landing give way to the family bathroom and each bedroom in turn and grants access to the loft via a loft hatch (we are advised that the loft benefits from additional layers of insulation & part boarding).

Bedroom One

8'9"x 10'4" (2.67mx 3.15m)

Benefitting from a built in double wardrobe with views to the front aspect via a uPVC frame double glazed window.

En Suite

Benefitting from a three piece white suite which offers a low level flush WC and pedestal

wash hand basin with chrome effect taps and tiling to splash prone areas. Completing the bathroom is a shower enclosure with a thermostatic mixer shower and part tiled walls. The En-Suite further benefits from an extractor fan, chrome effect heated towel rail, uPVC frame opaque double glazed window to the front elevation and vinyl flooring.

Bedroom Two

5'9" x 8'3" (1.75m x 2.51m)

Benefitting from a built-in double wardrobe and a uPVC frame double glazed window to the rear aspect of the home.

Bedroom Three

11'6" x 7'7" (3.51m x 2.31m)

Benefitting from a built in double wardrobe and uPVC frame double glazed window to the rear elevation.

Bathroom

7'7" x 5'1" (2.31m x 1.55m)

A three piece suite offers a low level flush WC, pedestal wash hand basin and panel bath with telephone style tap. Completed with laminate flooring, part tiled walls, inset downlights and extractor fan.

Rear Garden

The rear garden enjoys a sunny yet private aspect with a paved patio areas flanked by areas of stone shingling and steps ascend to the top portion of garden which has been utilised as a planted area of mature shrubs. Having rear gated access, water point and being surrounded by timber close board fencing.

Allocated Parking

Accessible from Abbey Close, the car parking comprises a tarmac surface.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(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?

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call Sinclair on 01509 600610



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