



Sinclair



22 Forman Road, Shepshed, Leicestershire, LE12 9HS

£230,000

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Property at a glance

- Well Maintained Bungalow
- Gas Central Heating
- Fitted Breakfast Kitchen
- Council Tax Band*: B
- uPVC Double Glazing
- Two Double Bedrooms
- No Upward Chain
- Price: £230,000

Overview

Situated on the ever popular Forman Road this traditionally styled semi-detached bungalow has been well maintained and benefits from gas central heating and uPVC double glazing. Internally the accommodation comprised main hall, living room, fitted breakfast kitchen with integrated appliances, there are two double bedrooms and a fitted shower/wet room with white suite. Outside the frontage has a tarmac driveway providing ample parking which in turn leads to the side and garage. The rear garden is of low maintenance. The property is offered with no upward chain.

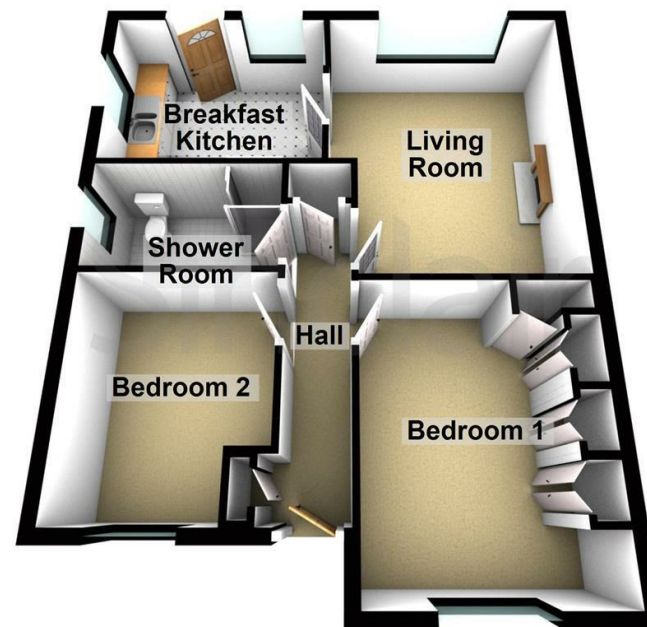
Location**

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



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Detailed Accommodation

There is a storm porch with uPVC double glazed entrance door and adjacent matching windows through to the hall.

HALL

The hall has a radiator, meter cupboard, loft access hatch, doors accessing the living room (with breakfast kitchen off), two double bedrooms, refitted shower room and an airing cupboard housing the combination gas fed boiler.

LIVING ROOM

15'1 x 10'2 (min) 11'10 (max) (4.60m x 3.10m (min) 3.61m (max))

uPVC double glazed window to the rear elevation overlooking the garden, radiator, marble fireplace and inset electric fire, door accessing the fitted breakfast kitchen.

FITTED BREAKFAST KITCHEN

11' x 9'4 (3.35m x 2.84m)

The kitchen is fitted with a single drainer stainless steel unit with chrome mixer style tap over and cupboards under, there are fitted Shaker style units to the wall and base with with chrome bar handles and rolled edge worksurface and tiled surround, there is a stainless steel gas hob with stainless steel extractor fan over and double oven under, integrated fridge and washing machine, there is a radiator, uPVC double glazed windows to the side and rear elevation, uPVC double glazed door with inset double glazed window accessing the garden.

BEDROOM ONE

13'5 x 8'1 (front of wardrobe/cupboard) (4.09m x 2.46m (front of wardrobe/cupboard))

uPVC double glazed window to the front elevation,, radiator and a range of fitted bedroom furniture including wardrobe/cupboards, dresser with drawers under, bedside tables and shelving. There is a radiator.

BEDROOM TWO

10'11 x 8'11 (3.33m x 2.72m)

uPVC double glazed window to the front elevation, radiator.

SHOWER ROOM

The fitted shower/wet room has a walk-in shower area with screening, low flush WC, pedestal wash hand basin with chrome mixer taps, heated towel rail, tiled walls, uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

To the front there is a brick walled front boundary with tarmacadam driveway providing ample parking with block edging, there is side access to the property leading to the garage and rear garden. The garage is detached with an up and over door, personnel access door, electric light and power and windows to the side elevation.

The rear garden is low maintenance with tarmacadam and gravelled areas, a pathway leading to a timber built summer house, there are planting borders, timber screen fencing to the boundaries.



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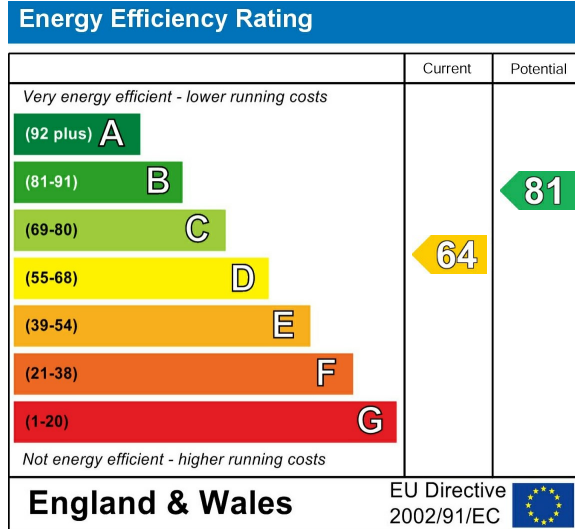
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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

It should be noted by prospective purchasers that the property is currently going through probate and an exchange and completion will not be possible until probate has been granted.

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Thinking of Selling?
For a free valuation of your property with no obligation
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