



Sinclair

65 Kirkhill, Shepshed, Leicestershire, LE12 9PA

£167,500

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

## Property at a glance

- Period Residence
- Re-Fitted Bathroom (2022)
- uPVC Double Glazing
- Council Tax Band\*: A
- Extended Kitchen
- Two Garages
- Gas Central Heating (Baxi Boiler)
- Price: £167,500

## Overview

TWO DOUBLE BEDROOM PERIOD RESIDENCE ENJOYING AN EXTENDED KITCHEN, PRIVATE GARDEN TO REAR AND GARAGING WHICH IS RARE FOR THIS AGE AND STYLE OF PROERTY. SITUATED WITHIN WALKING DISTANCE TO THE CENTRE OF THE POPULAR COMMUTER TOWN OF SHEPSHED. The property in brief comprises lounge, dining room, extended fitted kitchen, first floor landing granting access to two double bedrooms and the re-fitted bathroom (2022). Externally the property benefits from a private garden to rear and two garage units round the corner on Garendon Road. EPC Rating D.

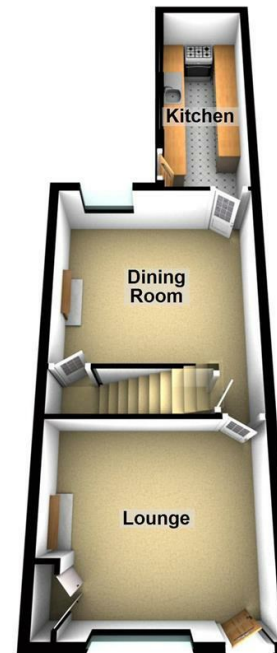
## Location\*\*

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)

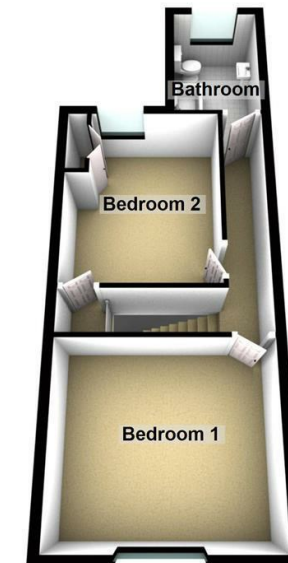


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### LIVING ROOM

13'6 x 12'0 (4.11m x 3.66m)

Composite front door accessing the living room;

Having Upvc double glazed window to front, radiator, wood strip flooring and fire place with tile surround.

### DINING ROOM

13'6 x 12'6 (4.11m x 3.81m)

Having uPVC double glazed window to rear, radiator, coving, open fire place with stone surround and marble hearth, stairs rising to the first floor and access to under-stairs storage.

### EXTENDED KITCHEN

6'1 x 15'11 (1.85m x 4.85m)

Inclusive of the attractive range of cream wall and base units with complimentary rolled edged work surfaces; under unit lighting, five ring gas range oven and grill with extractor hood over, tiled splashbacks, space and plumbing for appliances, having radiator, chrome heated towel rail, two uPVC double glazed windows to side and uPVC side door with inset opaque double glazing accessing the private rear garden.

### LANDING

Stairs rising to the first floor landing give way to all rooms, having radiator, loft hatch with pull down ladder leading to the loft with boarding and sky light window.

### BEDROOM ONE

13'6 x 12'1 (4.11m x 3.68m)

Having uPVC double glazed window to front, radiator, coving.

### BEDROOM TWO

10'6 x 12'5 (3.20m x 3.78m)

Benefiting from uPVC double glazed window to rear, radiator having coving, double storage cupboard and airing cupboard housing the gas fired central heating Baxi boiler.

### RE-FITTED BATHROOM (2022)

6'6 x 8'6 (1.98m x 2.59m)

With contemporary three piece suite comprising low level w.c., pedestal wash hand

basin with mixer taps, panelled double ended bath with centre mounted taps, opaque uPVC double glazed window to rear, radiator and vinyl flooring.

## OUTSIDE

### PRIVATE REAR GARDEN

Having paved patio area with slate shingle edging, fenced surround with side gated access leading to the garages, water point and a range of shrubs laid to lawn. Wall lighting. Replaced fencing

### TWO GARAGES

12'0 x 13'3 (3.66m x 4.04m)

There are two garages.

The further single garage at the side measures approximately 8'9 x 13'0 providing further off-road parking with up-and-over front door. Both are located and accessed from Garendon Road.



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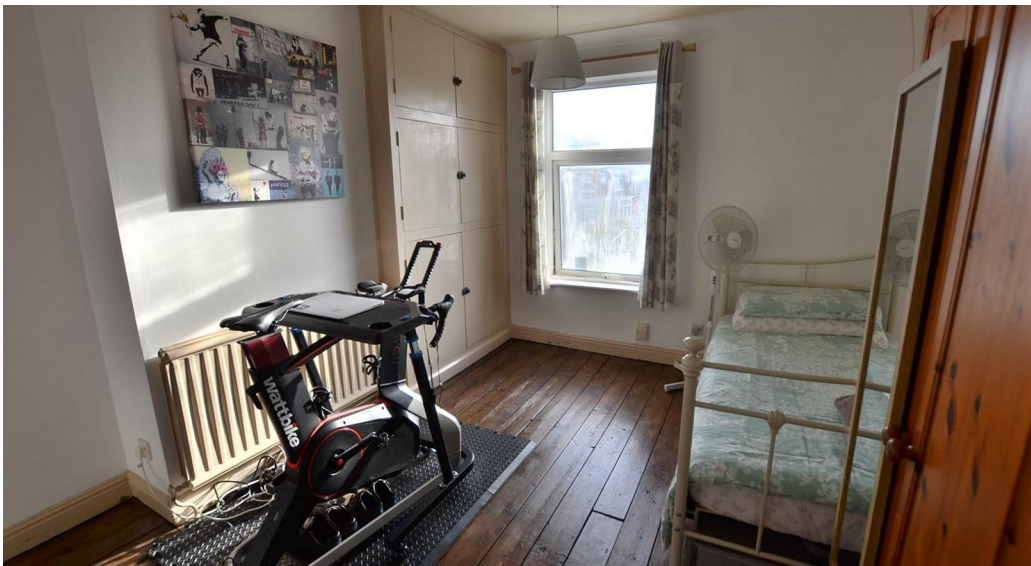




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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### 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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