



Sinclair

1 Domont Close, Shepshed, Leicestershire, LE12 9JL

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Offers In Excess Of
£220,000

Property at a glance

- Beautifully Maintained
- Corner/ End Position
- No Upward Chain
- Council Tax Band*: B
- Three Bedrooms
- Enclosed Landscaped Rear Garden
- Off-Road Parking
- Price: £220,000

Overview

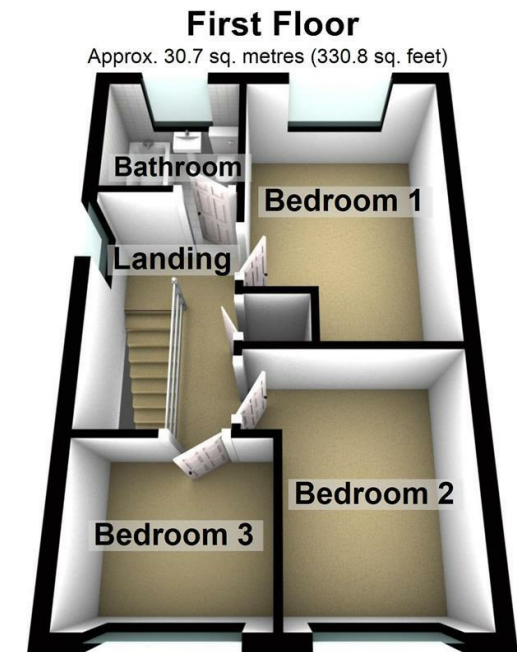
This beautifully maintained three bedroom family home comes to the market enjoying a corner/ end plot and is situated within walking distance to the centre of the popular commuter town of Shepshed. In brief the property comprises, entrance hall, living room, dining room, kitchen and stairs rising to the first floor landing gives way to three bedrooms and the bathroom. Externally the property enjoys a sunny aspect rear garden and car-port off-road parking for two vehicles to the front. 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.



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Detailed Accommodation

ENTRANCE HALL

Entered through a composite front door with inset opaque double glazed panel and comprising: uPVC double glazed window to the side elevation, radiator and stairs rising to the first floor.

LIVING ROOM

11'6" x 13' (3.51m x 3.96m)

uPVC double glazed bay window to the front elevation, radiator, coving and gas feature fireplace. Access through to the dining room.

DINING ROOM

7'2" x 9'4" (2.18m x 2.84m)

Coving, radiator, uPVC double glazed double patio doors accessing the landscaped rear garden and access to the kitchen.

FITTED KITCHEN

7'1" x 9'4" (2.16m x 2.84m)

Inclusive of a modern range of white gloss wall and base units with complimentary roll edge work surfaces, four ring gas hob with extractor hood over, double electric oven and grill, sink and drainer unit with mono block mixer taps, integral dishwasher, radiator and uPVC double glazed window to the rear elevation. Concealed gas fired central heating boiler. Also benefiting from an under stair storage / pantry and a side door with inset opaque double glazing.

ON THE FIRST FLOOR

Stairs rising to the first floor landing grants access to three bedrooms and the family bathroom. Loft access hatch, uPVC double glazed window to the side elevation, radiator and airing cupboard housing the hot water cylinder.

FAMILY BATHROOM

5'10" x 5'4" (1.78m x 1.63m)

This three piece white suite comprises: low level WC, pedestal wash hand basin with mixer taps, panel bath with thermostatic mixer shower, opaque uPVC double glazed window to the rear elevation. Heated towel rail, tiled walls and ceramic tiled flooring.

BEDROOM ONE

8'6" x 10'8" (2.59m x 3.25m)

uPVC double glazed window to the front elevation, radiator, coving and double sliding wardrobes.

BEDROOM TWO

7'1" x 9'8" (2.16m x 2.95m)

uPVC double glazed window to the front elevation, radiator and coving.

BEDROOM THREE

7'4" x 6'6" (2.24m x 1.98m)

uPVC double glazed window to the front elevation. Radiator.

OUTSIDE

Landscaped and enclosed garden

Paved patio area with water point, wall mounted lighting, part brick wall and part fencing surround, laid to lawn with a range of shrubs, block paved courtyard, range of flower beds and entered by a side gate.

Front garden.

Paved walkway accessing a canopy porch, well maintained lawn, range of shrubs and leads to the parking area which in turn comprises: parking spaces for two vehicles and is encompassed by a timber frame pergola style car-port.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(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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