



Sinclair

48 The Meadows, Shepshed, Leicestershire, LE12 9QN

£277,500

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

## Property at a glance

- Super Family Home
- Utility Room & WC
- Useable Loft Spaces with Shower Room
- Council Tax Band\*: B
- Flexible Accommodation
- Feature Family Bathroom
- Three Double Bedroom
- Price: £277,500

## Overview

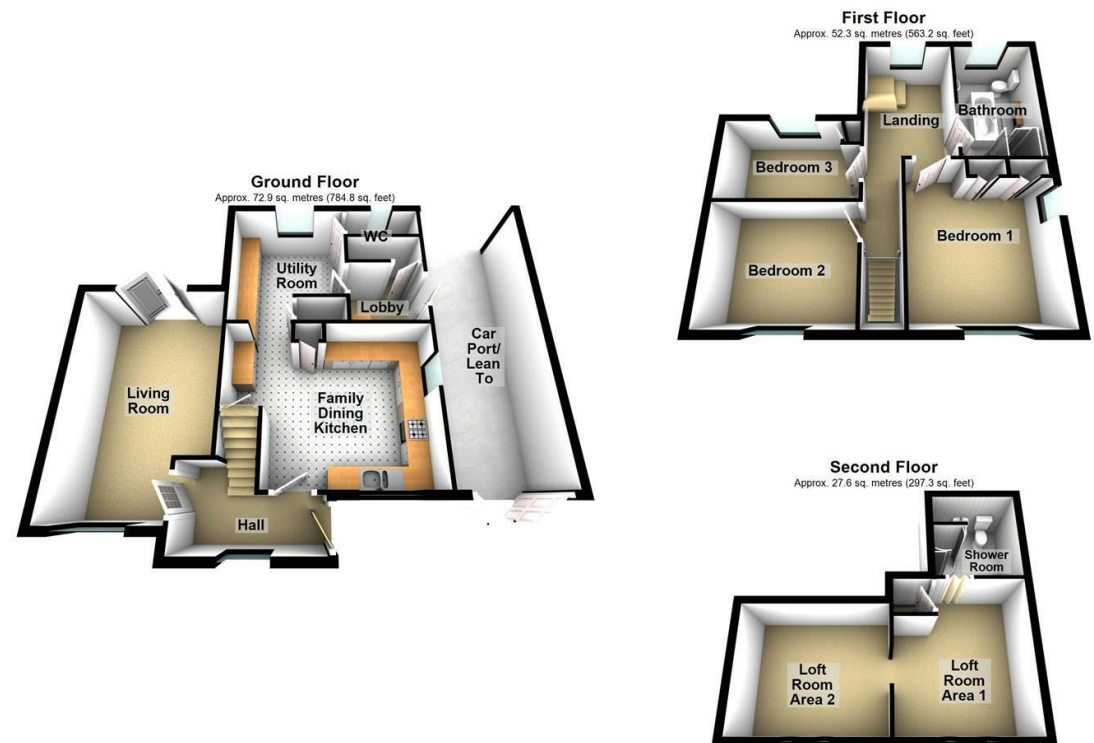
This generously proportioned family home offers flexible accommodation with the addition of a converted loft space with shower room. Extended to the rear the accommodation comprises reception hall, living room, family dining kitchen, well proportioned utility room with downstairs WC and a side lobby area. On the first floor landing gives way to three double bedrooms and feature family bathroom and there is a converted loft space with two main areas and shower room. Outside there is parking to the front and there a mature garden to the rear with private rear aspect.

## 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.



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## Detailed Accommodation

There is a canopy storm porch with entrance door with inset double glazed half moon window through to the reception hall.

### RECEPTION HALL

The reception hall has stairs accessing the first floor, radiator, uPVC double glazed window to the front elevation, tiled flooring, cloaks hanging space and access to the re-fitted family dining kitchen and living room.

### LIVING ROOM

17'6 x 11'8 (side of chimney breast) (5.33m x 3.56m (side of chimney breast))

There is a feature fireplace with open cast iron fire and grate, decorative inset laid tiling, feature wooden sides and over mantle. Wood effect laminate flooring, radiator, uPVC double glazed window to the front elevation, uPVC double glazed double doors to the rear overlooking and accessing the garden.

### FAMILY DINING KITCHEN

11'11 x 15'1 (3.63m x 4.60m)

The kitchen has been re-fitted with a contemporary style units with a single drainer sink unit with corner mounted mixer tap over and cupboards under, fitted gloss units to the wall and base, worksurface with matching upstand, integrated appliances including stainless steel gas hob with extractor fan over and oven under, wine cooler, fridge, freezer and dishwasher. There is continued tiled flooring from the hallway, uPVC double glazed window to the front and side elevations, there is an under stairs storage cupboard, radiator and further workspace area with additional storage and built-in pantry store. From the kitchen there is open access to a generously proportioned utility room.

### UTILITY ROOM

10'1 x 8'10 (3.07m x 2.69m)

There is matching units to the kitchen and worksurface with plumbing for washing machine and under unit space for tumble dryer, there is space for a tall standing fridge freezer, continued tiled flooring from the kitchen, radiator, door accessing downstairs WC and side lobby.

### DOWNSTAIRS WC

The downstairs WC is fitted with a white two piece suite comprising low flush WC and vanity unit surmounted by a wash hand basin with chrome mixer tap, continued tiled flooring, uPVC double glazed opaque glass window to the rear elevation.

### SIDE LOBBY

The side lobby has further storage cloaks hanging space, tiled flooring and door access a covered carport area which in-turn leads to the garden.

### FIRST FLOOR

An open landing area gives way to three double bedrooms and feature refitted family bathroom, uPVC double glazed window to the rear elevation and balustrade staircase accessing a converted loft room with en-suite.

### BEDROOM ONE

13'1 x 12' (inc built-in wardrobe/cupboard) (3.99m x 3.66m (inc built-in wardrobe/cupboard))

uPVC double glazed windows to the front and side elevation, radiator, range of fitted wardrobes/cupboards

### BEDROOM TWO

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

### BEDROOM THREE

11'6 max 10'4 min x 7'4 (3.51m max 3.15m min x 2.24m)

uPVC double glazed window to rear elevation overlooking the garden, radiator and built-in storage cupboard.

### FAMILY BATHROOM

The family bathroom is a particular feature of sale fitted with a centre piece roll top claw foot bath with telephone style chrome mixer shower tap, separate walk-in shower cubicle with drencher showerhead and an additional shower head and hose, there is a low flush WC and pedestal wash hand basin, there is a feature cast iron ornamental fireplace and shelving above an uPVC double glazed opaque glass window to the rear elevation, radiator and a further heated chrome towel rail.

### CONVERTED LOFT ROOM

The converted loft space is accessed via a fixed staircase and a landing area accessing loft space one.

### LOFT SPACE ONE

12'3 max 9'10 min x 8'8 (front of storage) (3.73m max 3.00m min x 2.64m (front of storage))

There is some restricted head height and there are two double glazed skylight windows with fitted blinds, there is a range of storage units, open access to loft room two and shower room.

### SHOWER ROOM

The shower room is fitted with a three piece suite comprising walk-in shower cubicle with thermostatic shower, low flush WC and a vanity unit surmounted by a wash hand basin, there is heated chrome towel rail.

### LOFT SPACE TWO

9'9 x 10'3 (with restricted head height) (2.97m x 3.12m (with restricted head height))

Fitted storage to the eaves, radiator, two double glazed skylight windows fitted with blinds.

### OUTSIDE

To the front of the property there is block paved driveway providing off road car standing with double gated leading to a carport which opens to the rear. The rear garden offers privacy to the rear aspect and is mature with a range of plants and shrubs, railway sleeper plants, there are steps leading up to a garden laid to lawn with separate decking areas, summer house and timber built shed.



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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>80</b>
(69-80) <b>C</b>	<b>71</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

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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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