



Sinclair



40 The Meadows, Shepshed, Leicestershire, LE12 9QN

£255,000

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Property at a glance

- Generous & Flexible Accommodation
- Super Private Rear Garden
- Ground Floor W.C & Utility Room
- Three Reception Rooms
- Off-Road Parking
- Overlooking The Green
- Council Tax Band*: B
- Price: £255,000

Overview

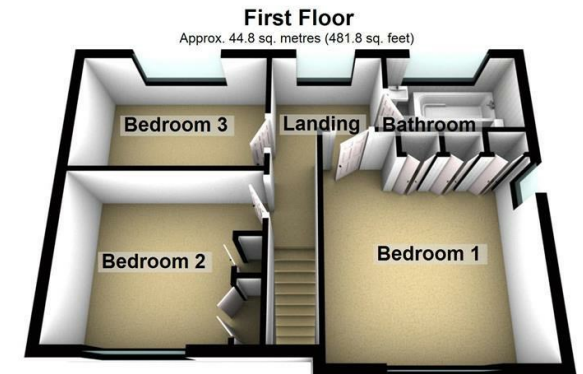
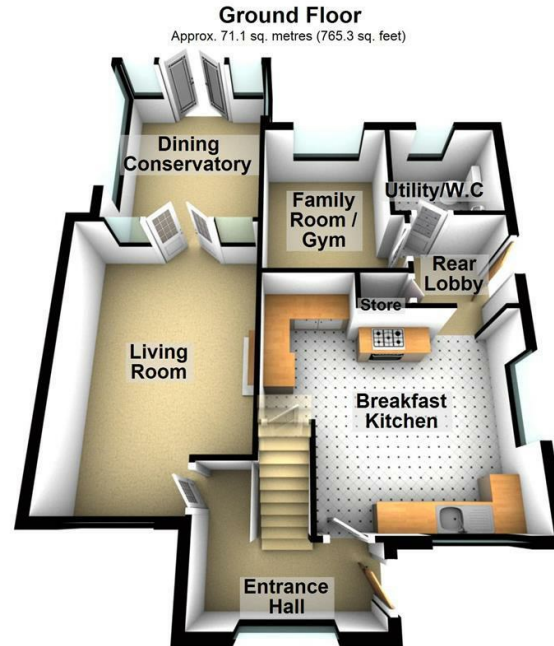
A super family home with private and generously proportioned gardens and spacious/ flexible accommodation comprising entrance hall, living room, dining conservatory, breakfast kitchen, rear lobby, utility/W.C and family room/ gym. On the first floor there are three good sized bedrooms and the family bathroom. Externally the property has fantastic garden to rear with raised timber decking and to the front; a block paved driveway grants off-road parking. There property occupies a pleasant position overlook the green on The Meadows. EPC Rating - TBC

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

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and comprising timber effect laminate flooring, radiator, uPVC double glazed window to front, stairs rising to the first floor and granting access to the lounge and kitchen respectively.

Living Room

11'5" x 17'6" (3.48m x 5.33m)

Having uPVC double glazed window to front, radiator, Adam style fireplace with gas inset living flame, polished granite surround and hearth and timber surround, coving and a set of French doors framed in uPVC accessing the conservatory.

Dining Conservatory

9'2" x 12'5" (2.79m x 3.78m)

Comprising uPVC double glazed construction with a timber effect laminate flooring, radiator and having a further set of uPVC double glazed French doors accessing the private rear garden with adjacent uPVC double glazed windows to either side. The Conservatory is currently used as a dining area

Breakfast Kitchen

15'2" x 14'11" (4.62m x 4.55m)

Inclusive of an attractive range of solid timber wall and base units with complimentary rolled edge work surfaces, Belfast sink and drainer unit with swan neck mixer taps and Travertine tiled splashbacks with further Travertine tiled flooring, space and gas point to accommodate a Range cooker. Also benefiting from under stairs storage, two uPVC double glazed windows to both front and side elevations, radiator, inset downlights and having space and plumbing for appliances.

Rear Lobby

Having a store cupboard with shelving and continued Travertine tiled flooring, uPVC side door with inset opaque double glazing accessing the paved courtyard and granting access to both the family room/ gym room and the utility area.

Family Room/ Gym

8'10" x 10'3" (2.69m x 3.12m)

Having uPVC double glazed window to rear and radiator. This room would lend itself to a number of uses (i.e home office/ play room) and is currently used as a gym.

Utility/ WC

5'8" x 6'3" (1.73m x 1.91m)

Having uPVC double glazed window to rear, radiator, timber effect laminate flooring, low level push button WC, coving, space and plumbing for appliances and wall mounted wash hand basin.

FIRST FLOOR

Landing

Stairs rising to the first floor landing grant access to three good sized bedrooms and the family bathroom and comprise a radiator, uPVC double glazed window to rear and loft access.

Bedroom One

11'10"x 10'11" (to fitted furniture) (3.61mx 3.33m (to fitted furniture))

Having uPVC double glazed windows to both front and side elevations, with the front having a pleasant outlook over The Meadows green. There is a range of fitted double and single wardrobes. There is a feature panelled wall.

Bedroom Two

11'5" x 9'10" (3.48m x 3.00m)

Having uPVC double glazed window to front overlooking The Meadows green, radiator, coving and a range of fitted wardrobes.

Bedroom Three

11'5" x 7'4" (3.48m x 2.24m)

Having a radiator and uPVC double glazed window to rear.

Family Bathroom

8'0" x 4'10" (2.44m x 1.47m)

This three piece white suite comprises a vanity wash hand basin with monobloc mixer taps, panelled bath with splash screen and electric power shower with extractor fan over, inset downlights, low level push button WC, tiled walls, ceramic tiled flooring, chrome heated towel rail and uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

Entered via a set of double fly hung timber side gates encompassed by a range of timber close and fly board surround, block paved courtyard ushering from the front driveway, water point, wall mounted lantern style lighting and planted borders with a range of mature shrubs. Also enjoying a sunny aspect lawn with a paved seating area, raised decked patio area to the rear of the garden hosting a timber framed shed with both light and power.

Front

A block paved driveway offers off road parking for multiple vehicles with a lawn to side and a half height box hedge surround with a range of shrubs, slate shingled edging and wall mounted lantern style light adjacent to the front door.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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

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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