

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

'Apple Tree Cottage', 19 Brook Street, Shepshed, Leicestershire, LE12  
9RE

£190,000

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

## Property at a glance

- Central Town Location
- Downstairs WC & Utility
- uPVC D Glazing/ G.C.Heating
- Council Tax Band\*: B
- Three Double Bedrooms
- Garden Outbuilding
- No Upward Chain
- Price: £190,000

## Overview

Apple Tree Cottage is a deceptively spacious period property located with immediate access to the recently rejuvenated Market Place in the centre of Shepshed.

This above sized, mid-terraced property, with character comprises on the ground floor: a hallway, living room, spacious dining kitchen with pantry store, larger-than-average utility room and downstairs toilet (W.C). To the upper floor, there are three double bedrooms and a good-sized bathroom.

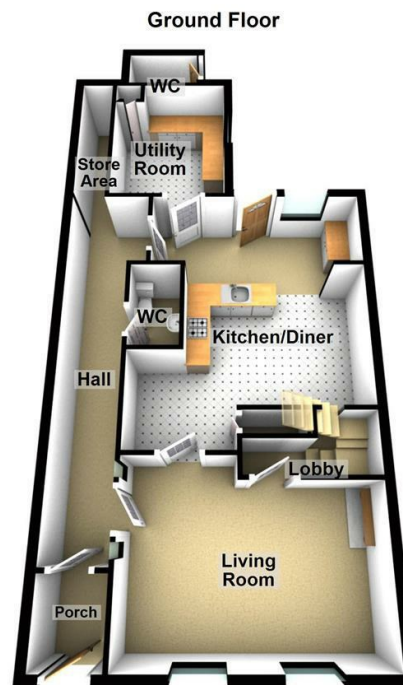
To the rear of the property is an outside W.C, a garden with Apple and Pear trees and an outbuilding which has the potential for a variety of purposes.

## 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

uPVC double glazed entrance door with inset opaque double glazed window through to the entrance porch.

### ENTRANCE PORCH

Door accessing the main hallway, the hallway has a radiator and doors accessing the downstairs cloakroom/WC, main living room and lobby/store.

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a white low flush WC and wash hand basin, there is a radiator.

### LIVING ROOM

16'4 x 12'10 max 9'10 min (side of chimney breast) (4.98m x 3.91m max 3.00m min (side of chimney breast))

Two uPVC double glazed opaque windows to the front elevation, radiator, a fireplace with tiled hearth and inset electric log burner style fire, door accessing an inner lobby with stairs accessing the first floor, door through to the open plan dining kitchen.

### OPEN PLAN DINING KITCHEN

12'3 x 10'3 (not including lobby area) (3.73m x 3.12m (not including lobby area))

There is a built-in pantry store, two radiators, kitchen area with electric hob with oven under and extractor canopy hood over, there is a central workspace with inset stainless single drainer sink unit, units to the wall and base and space for an under counter kitchen appliance. There is open access from the kitchen to a continuation of the kitchen with further base level storage units and space for a tall standing fridge freezer, there is a radiator, uPVC double glazed window to the rear elevation overlooking the garden and door accessing the garden. Door accessing the utility room and store/lobby.

### UTILITY ROOM

9'11 x 7'6 (3.02m x 2.29m)

A generously proportioned utility space with single drainer stainless steel unit, cupboards under, roll edge worksurface, wall mounted combination gas fed boiler and uPVC double glazed opaque glass window to the side elevation.

### FIRST FLOOR

To the first floor a landing area gives way to three double bedrooms and generously proportioned bathroom.

### BEDROOM ONE

13' x 10'6 (side of chimney breast) (3.96m x 3.20m (side of chimney breast))

uPVC double glazed window to the front elevation, radiator and door accessing built-in wardrobe/cupboard.

### BEDROOM TWO

11'5 x 10'9 (3.48m x 3.28m)

uPVC double glazed window to the rear elevation overlooking the garden, radiator, loft access hatch.

### BEDROOM THREE

12'11 x 9'2 (side of chimney breast) (3.94m x 2.79m (side of chimney breast))

uPVC double glazed window to the front elevation, radiator and a recessed wardrobe space with hanging rail.

### BATHROOM

Bathroom is fitted with a white three piece suite comprising panel bath with combination shower mixer tap, low flush WC, pedestal wash hand basin, radiator and a fitted cupboard, uPVC double glazed opaque glass window to the rear elevation.

### OUTSIDE

To the front the property is flush fronted and has immediate access to Shepshed centre and market place.

To the rear of the property there is a pathway accessing bin store and outside WC. The pathway continues via planting beds and a variety of fruit trees. To the rear of the garden there is a useful structure measuring 19' x 11'7, currently used as storage this space could be utilised for a number of uses including workshop, outdoor kitchen or garden room for example.



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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?

For a free valuation of your property with no obligation  
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**Sinclair**

9 Bullring, Shepshed, Leicestershire, LE12 9PX

Tel: 01509 600610

Email: [shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)