



Sinclair

56 The Lant, Shepshed, Leicestershire, LE12 9PD

£215,000

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

## Property at a glance

- Super Town Centre Location
- Downstairs Cloakroom/WC
- Combination Baxi Boiler
- Council Tax Band\*: B
- Generously Proportioned Property
- Low Maintenance Gardens
- Allocated Parking to Rear
- Price: £215,000

## Overview

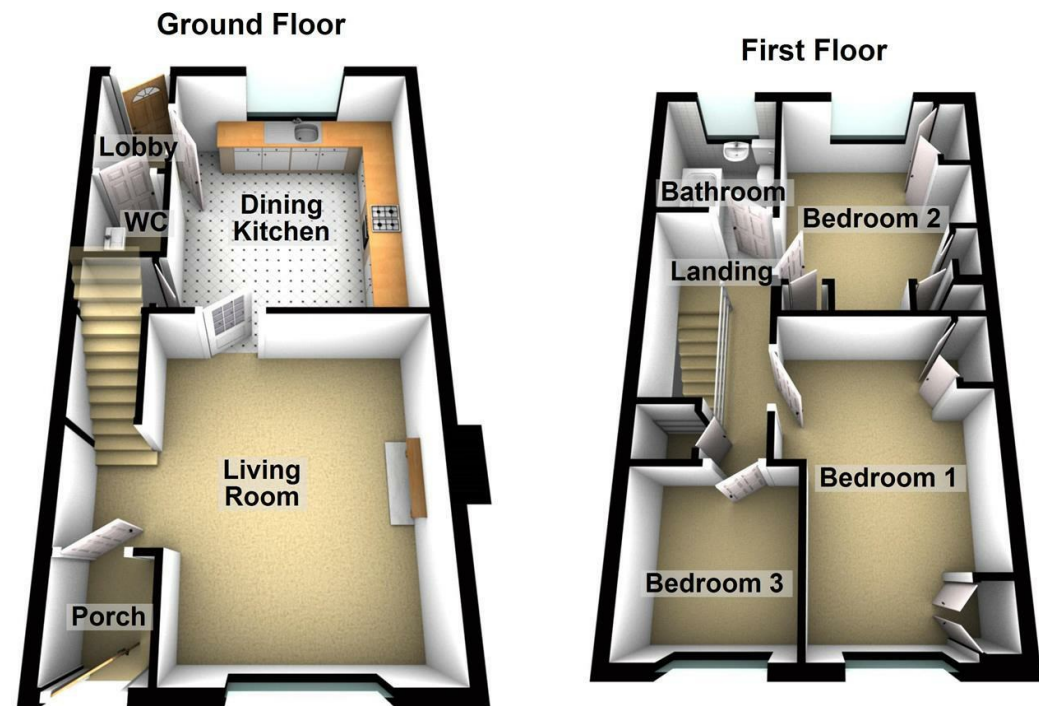
This generously proportioned family home benefits from uPVC double glazing, a Baxi combination gas boiler and has immediate access to the town centre and amenities. The accommodation in brief comprises entrance porch, spacious living room, well proportioned family dining kitchen, a rear lobby with downstairs cloaks/WC. On the first floor landing gives way to three well proportioned bedrooms, two of which have fitted bedroom furniture; and a family bathroom. Outside there are low maintenance gardens to the front and rear and allocated parking spaces located at the rear. The property is offered with no upward chain.

## Location\*\*

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles). Nearest City: Leicester(11.3 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

An entrance door with in security spy hole, leaded light stained glass double glazed window through to the entrance porch.

### ENTRANCE PORCH

The entrance porch has a radiator, wood effect laminate flooring and door accessing the main living room

### MAIN LIVING ROOM

16' (max) 13' (min) x 14'11 (4.88m (max) 3.96m (min) x 4.55m)

This generously proportioned living space has uPVC double glazed window to the front elevation, two radiators, a central feature fireplace with a raised marble hearth, matching back, stone effect sides and over mantle and an inset electric fire. There is wood effect laminate flooring and a balustrade staircase accessing the first floor, there is a door accessing the family dining kitchen.

### FAMILY DINING KITCHEN

13'1 x 11'6 (3.99m x 3.51m)

The family dining kitchen is fitted with a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, there is a range of shaker style fitted units to the wall and base, roll edge work surface with complementary tiled surround, there is a stainless steel gas hob with oven under and extractor fan over, plumbing for washing machine, integrated fridge and freezer, uPVC double glazed window to rear elevation overlooking the garden, there is a radiator and door accessing an under stairs storage cupboard and door through to a rear lobby. The rear lobby has wood effect laminate flooring, a radiator, uPVC double glazed door in set window accessing the garden and door to the downstairs cloaks/WC,

### DOWNSTAIRS CLOAKS/WC

Fitted with a white two piece suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap and radiator.

### FIRST FLOOR

On the first floor landing gives way to three well proportioned bedrooms, family bathroom, there is a loft access hatch, radiator, balustrade hand rail and door and access to a airing cupboard housing the Baxi combination gas fed boiler.

### BEDROOM ONE

14'6 x 8'1 (inc bedroom furniture) (4.42m x 2.46m (inc bedroom furniture))

uPVC double glazed window to the front elevation, radiator and a range of fitted bedroom furniture including wardrobe/cupboards, overhead storage and dressing table with drawers.

### BEDROOM TWO

13'11 x 8'8 (inc bedroom furniture) (4.24m x 2.64m (inc bedroom furniture))

uPVC double glazed window to the rear elevation overlooking the garden, radiator, a range of fitted bedroom furniture including wardrobe/cupboards, display shelving, dressing table area, bedside tables with drawers and overhead storage.

### BEDROOM THREE

9'1 x 7'6 (2.77m x 2.29m)

uPVC double glazed window to the front elevation, radiator.

### FAMILY BATHROOM

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

### OUTSIDE

To the front of the property there is ornate iron railings, gated access to the entrance door and low maintenance fore-garden with artificial grass. The rear garden enjoys low maintenance with decorative gravel and blocked paved patio areas, there are artificial grassed areas and a raised planter with a variety of mature plants and shrubs and railway sleeper edging. There is timber screen fencing to the boundaries and gated access to the rear leading to the allocated off road parking. There are two allocated off road parking spaces to the rear of the property.



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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>84</b>
(69-80) <b>C</b>	<b>69</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

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

Special note to purchases, the property is currently going through probate and exchange and completion will not be possible until probate has been granted

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 600610



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