



Sinclair

50A Belton Street, Shepshed, Leicestershire, LE12 9AB

New Price £314,950

01509 600610 sinclairstateagents.co.uk

Property at a glance

- Ease Of Access to Amenities
- Bi-Fold Doors To Garden
- Utility Room & WC
- Council Tax Band*: D
- Super Family Home
- Four Double Bedrooms
- Outdoor Bar / Kitchen
- Price: £314,950

Overview

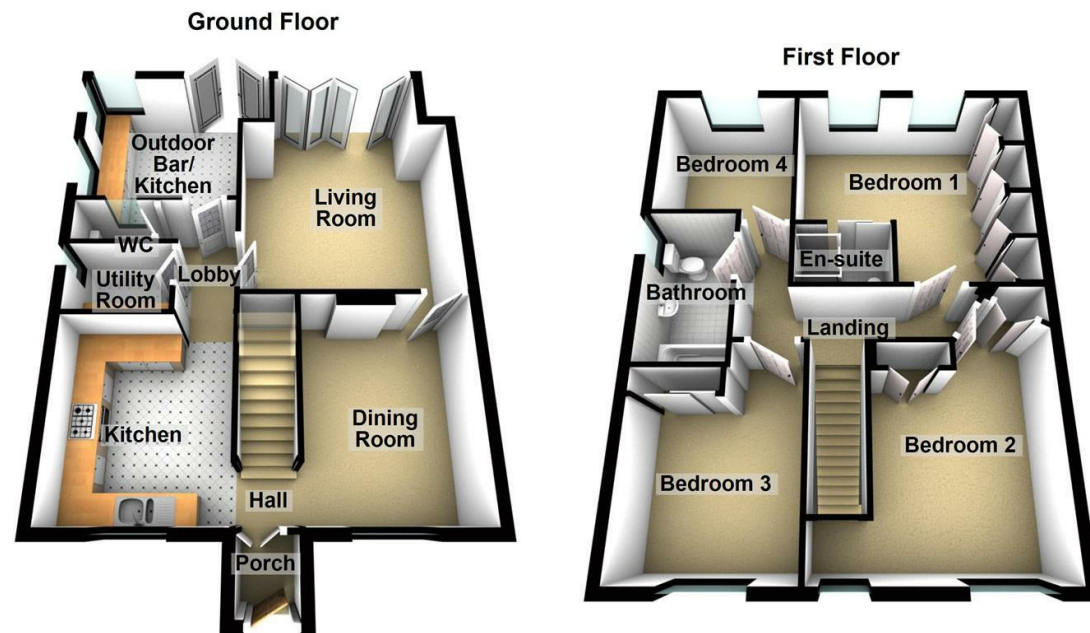
This individual detached family home is located with ease of access to the Town centre and amenities. The accommodation in brief comprises: porch, fitted kitchen, inner lobby, separate utility room, downstairs WC, living room, separate dining room, four double bedrooms with en-suite to the master and a family bathroom. Outside the gardens enjoy privacy to the rear with patio area enjoying access to an outdoor covered kitchen / bar area for all year round use. To the front of the property is a driveway providing off road car standing. There is a garage.

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

Composite Entrance door with inset double glazed windows through to the porch.

PORCH

The porch has cloaks hanging space and doors accessing the inner hall which opens to the dining room, stairs to the first floor and access to the fitted kitchen.

FITTED KITCHEN

11'1" x 9'3" (3.38m x 2.82m)

The kitchen is fitted with a one and a half bowl single drainer sink unit with stylish chrome mixer tap over and cupboards under. There is a range of fitted units to the wall and base, roll edge work surface, Range oven with extractor fan over, space for a tall standing American style fridge freezer, uPVC double glazed window to the front elevation, open access to an inner lobby which gives way to the utility room and separate WC. Radiator, further cloaks hanging space, door accessing the living room and a composite door which accesses a covered outdoor kitchen / bar area.

DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a low flush WC with concealed cistern, wash hand basin, radiator and uPVC double glazed opaque glass window to the rear elevation.

UTILITY ROOM

6'3" x 5'11" (1.91m x 1.80m)

Roll edge work surface with plumbing for washing machine and dishwasher, space for a tumble dryer, shelving, wall mounted combination Worcester Bosch gas boiler and uPVC double glazed opaque glass window to the side elevation.

LIVING ROOM

14'1" x 11'8" (4.29m x 3.56m)

(Not including bay window)

Feature fireplace with granite style hearth, matching back, wooden sides and over mantel and an inset coal effect life flame gas fed fire. Two radiators and a bay to the rear with double glazed bi-folding doors with fitted shutter blinds accessing and overlooking the rear garden. Access to the separate dining room.

SEPARATE DINING ROOM

11'7" x 9'5" (3.53m x 2.87m)

uPVC double glazed window to the front elevation, radiator and an under stair storage cupboard.

ON THE FIRST FLOOR

On the first floor a landing gives way to four double bedrooms with en-suite to the master, and a family bathroom.

MASTER BEDROOM

10'6" x 9'8" (3.20m x 2.95m)

(To the front of wardrobes / cupboards)

Two uPVC double glazed windows to the rear elevation overlooking the garden, two radiators and an ample range of fitted wardrobe / cupboards with hanging rails and drawer storage. There is a door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with an enclosed shower cubicle with thermostatic shower and door screening. Low flush WC and wash hand basin.

BEDROOM TWO

11' x 9'5" (3.35m x 2.87m)

(To the front of wardrobes / cupboards)

Two uPVC double glazed windows to the front elevation, radiator and double mirror front wardrobes / cupboards and further corner double wardrobe with additional hanging space.

BEDROOM THREE

9'4" x 9'1" (2.84m x 2.77m)

(To the front of wardrobes / cupboards)

uPVC double glazed window to the front elevation, radiator and fitted double wardrobes / cupboards.

BEDROOM FOUR

8'9" x 8'7" (2.67m x 2.62m)

uPVC double glazed window to the rear elevation, shelving to an alcove recess and radiator.

FAMILY BATHROOM

The family bathroom is fitted with a white three piece suite comprising: panel bath with chrome mixer shower tap and an additional thermostatic shower over, shower screening, low flush WC, pedestal wash hand basin, heated towel rail and uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

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To the front of the property there is a block paved driveway providing off road parking, access to the side leading to a garage (this access is shared). Gated access leading to the rear garden.

The rear garden is beautifully maintained and tiered to three levels. The first level has patio seating area with granite feature retaining walls and ornate gated access to the outdoor kitchen.

The outdoor kitchen area measures: 9'2" x 8'11". A pleasant covered all year round kitchen / bar area with tiled work surface, brick pillars and ornate railings. There are cupboards under and space for under counter fridge.

The second area of the garden is laid mainly to lawn with further granite surrounding wall with plants and shrubs and the final area to the rear of the plot is a greenhouse and timber decked seating area with pergola over. The garden has privacy to the plot.



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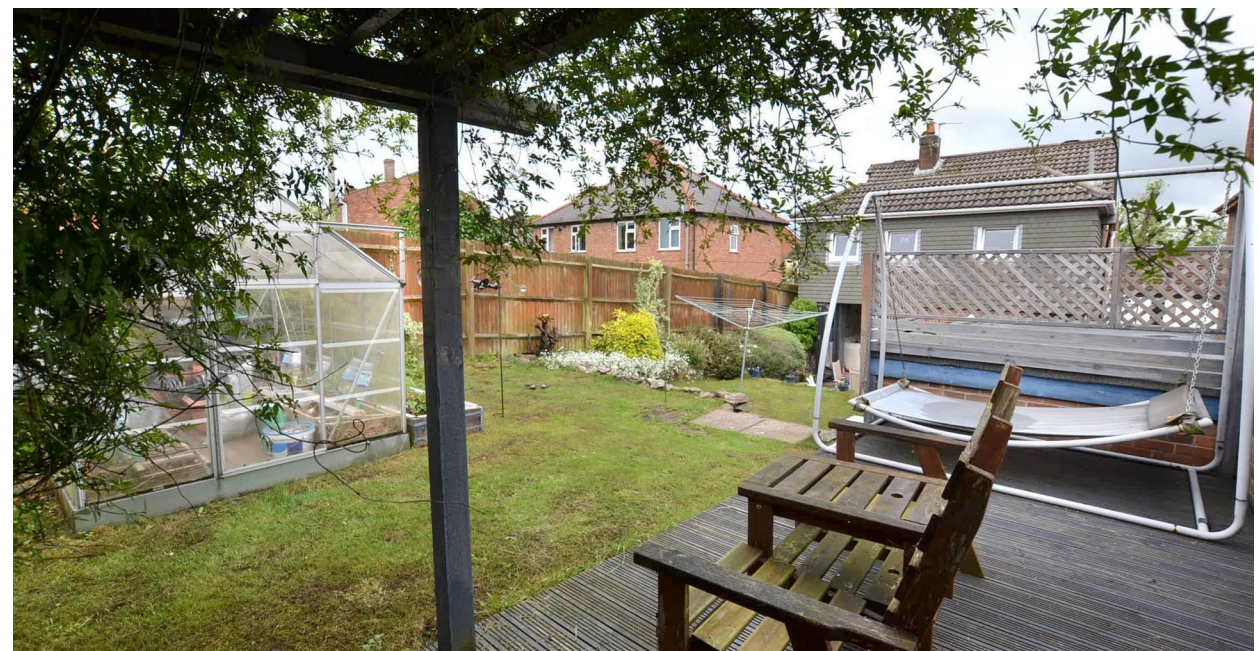
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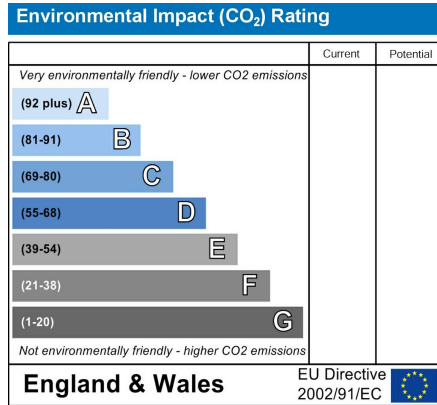
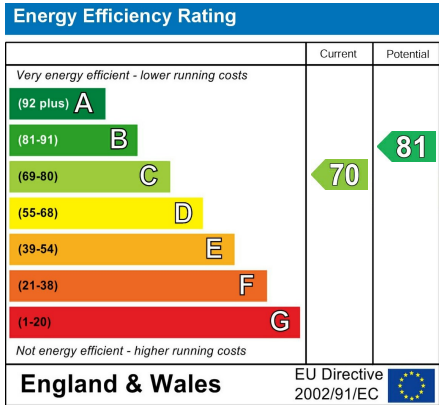
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Fixture & Fittings

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

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

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9 Bullring, Shepshed, Leicestershire, LE12 9PX
Tel: 01509 600610
Email: shepshed@sinclairstateagents.co.uk