



# Sinclair

2 Dovecote, Shepshed, Leicestershire, LE12 9RW

£299,950

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

## Property at a glance

- Ease of access to amenities
- Three bedrooms
- UPVC D.G & G.C. Heating
- Council Tax Band\*: D
- Super garden and plot.
- Two reception rooms
- No upward chain.
- Price: £299,950

## Overview

Located within striking distance of the town centre and its newly regenerated market place this three bedroom detached bungalow stands on a generously proportioned plot and offers accommodation which in brief comprises: open reception hall, living room, separate dining room, breakfast kitchen, three bedrooms with a WC to bedroom three, and a family bathroom. Outside there are gardens to the front, side and rear and a driveway accessing garage and workshop. Offered with no upward chain.

## 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 adjacent window through to the entrance porch.

### ENTRANCE PORCH

The entrance porch has cloaks hanging space and further uPVC double glazed door through to the reception hall.

### RECEPTION HALL

The reception hall offers a pleasant open welcome to the property with doors accessing the living room, separate dining room, breakfast kitchen, three bedrooms and shower room. There are two radiators and loft access hatch with pull down ladder leading to a boarded loft. Airing cupboard and further storage cupboard.

### LIVING ROOM

15'2" x 12'9" (4.62m x 3.89m )  
(To the side of chimney breast)

uPVC double glazed bow window to the front elevation, radiator and a fireplace with brick surround, wooden hearth and over mantel.

### DINING ROOM

12'3" x 11'3" (3.73m x 3.43m)  
(To the side of chimney breast)

uPVC double glazed window to the front elevation, radiator, feature fireplace with marble hearth, matching back, decorative wooden sides and over mantel and an inset open fire.

### BREAKFAST KITCHEN

12'2" x 11'1" (3.71m x 3.38m)  
The kitchen is fitted with a one and a half bowl single drainer stainless steel sink unit with mixer tap over and cupboards under, range of fitted units to the wall and base, roll edge work surface and tiled surround, electric hob with extractor canopy hood over, double eye level oven and grill. Plumbing for washing machine, plumbing for a slimline dishwasher, space for a tall standing fridge freezer and uPVC double glazed window to the rear elevation overlooking the garden. There is a serving hatch through to the dining room. There is a door from the kitchen accessing a side porch.

### SIDE PORCH

The side porch has uPVC double glazed door to the garden, uPVC double glazed window to the side elevation and electric power points.

### BEDROOM ONE

11'11" x 10'10" (3.63m x 3.30m)  
(To the front of wardrobes / cupboards)

uPVC double glazed window to the rear elevation, radiator and a range of fitted wardrobes / cupboards and a chest of drawers.

### BEDROOM TWO

12'9" x 10'5" (3.89m x 3.18m)  
(Including wardrobes / cupboards)

uPVC double glazed window to the front elevation, radiator, fitted wardrobe / cupboards with overhead storage and dressing table / desk with shelving.

### BEDROOM THREE

9'4" x 8'8" (2.84m x 2.64m)  
uPVC double glazed window to the rear elevation overlooking the garden, radiator and sliding door accessing a WC.

### W.C

The WC has a low flush white WC and corner wash hand basin.

### SHOWER ROOM

The shower room is fitted with a full width shower cubicle with tiled surround and double door access, vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under, low flush WC with push button flush, radiator and uPVC double glazed opaque glass window to the rear elevation.

### OUTSIDE

The property occupies a wide plot with walled front boundary and gated access to the front garden and entrance door, driveway accessing the garage. The front garden is of low maintenance with slabbed and gravelled areas, access to both sides of the property.

The rear garden is a particular feature of sale being generously proportioned with a slabbed patio area to the rear of the bungalow and a garden laid mainly to lawn beyond. There is a pathway leading to a greenhouse and there are planting borders with a variety of plants and shrubs.

To the side of the bungalow there is a timber built workshop and personal access door leading to the garage.

### WORKSHOP

13'7" x 9'1" (4.14m x 2.77m)  
With electric light and power and windows to the side elevation.

### GARAGE

17' x 10'11" (5.18m x 3.33m)  
With an electric remotely operated door, personal access door and window to the rear elevation.

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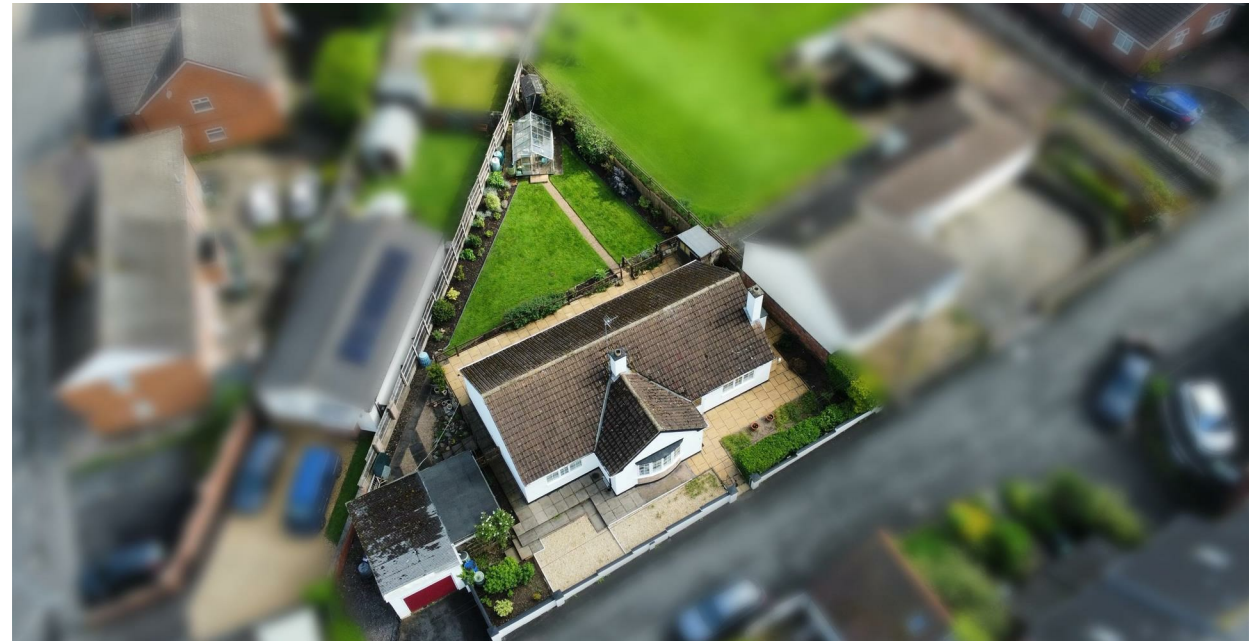
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

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All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

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\* 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.

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**Sinclair**

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

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