

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

27 Hall Croft, Shepshed, Leicestershire, LE12 9AN

£200,000

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Property at a glance

- Super Town Centre Position
- Flexible Accommodation
- Two Bathroom/Shower Rooms
- Council Tax Band*: C
- Generously Proportioned Property
- Two Reception Rooms
- No Upward Chain
- Price: £200,000

Overview

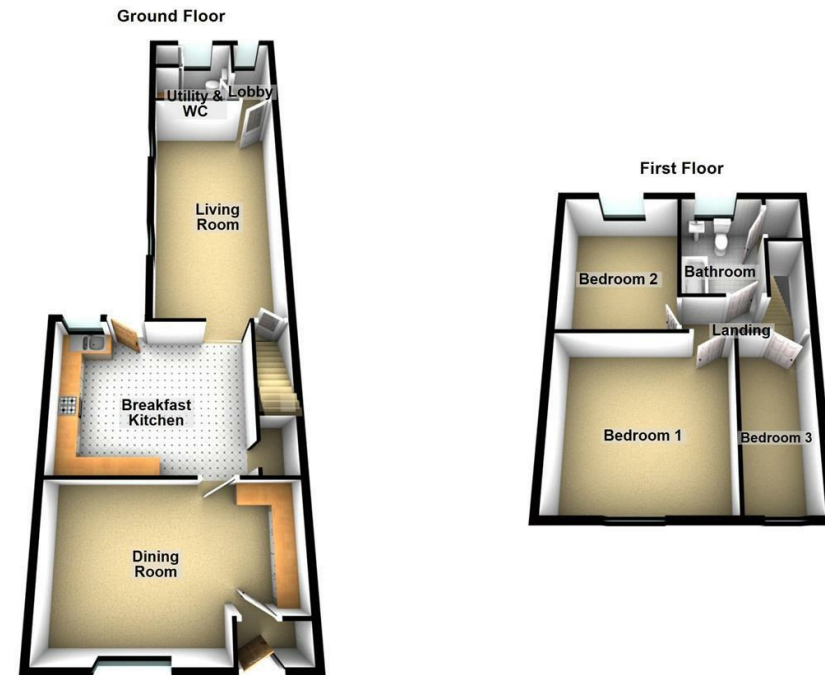
This EXTENDED period residence offers immediate access to the town centre and amenities with spacious and flexible accommodation which has undergone some refurbishment including a new kitchen, bathroom and floor coverings where required. The accommodation in brief comprises entrance porch, reception room one/dining room, breakfast kitchen, super generously proportioned living room, rear lobby, downstairs shower room and on the first floor landing gives way to three well proportioned bedrooms and bathroom. Outside there is an enclosed and private rear garden. 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 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

uPVC door accessing entrance porch.

ENTRANCE PORCH

The entrance porch has a meter cupboard and open access to the front reception room.

RECEPTION ROOM ONE/DINING ROOM

17'10 x 9'6 min 13' max (5.44m x 2.90m min 3.96m max)

Double glazed window to the front elevation, radiator, beamed ceiling, built-in storage with brick built base and work surface over, cupboards to the wall and base, door accessing the breakfast kitchen.

BREAKFAST KITCHEN

16'4 x 12'3 (4.98m x 3.73m)

Kitchen has been refitted with a single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, there are fitted Shaker style units to the wall and base, roll edge worksurface, stainless steel gas hob with oven under and extractor canopy hood over, there is tiled flooring, space and plumbing for a dishwasher, uPVC double glazed door and window to the rear elevation overlooking and accessing the garden. There is an under stair alcove storage area, radiator and open access to the main living space.

MAIN LIVING SPACE

23'11 x 11'2 (7.29m x 3.40m)

This generously proportioned space has two uPVC double glazed windows to the side elevation, door with stairs accessing the first floor, radiator, wood panelling and wall mounted lights with door accessing a rear lobby.

REAR LOBBY

The rear lobby has cloaks hanging space, radiator, uPVC double glazed window to the rear elevation and door accessing a downstairs shower room.

DOWNSTAIRS SHOWER ROOM

Tiled shower area, high flush WC and wash hand basin and tiled flooring. There is a utility space with plumbing for washing machine and a wall mounted gas fed boiler, uPVC double glazed opaque glass window to the rear elevation and radiator.

FIRST FLOOR

Landing gives way to three well proportioned bedrooms and a bathroom refitted with a white three piece suite. There is a loft access hatch with pull down ladder leading into a fully boarded loft, plastered and insulated with electric light and power and xpelair extractor fan. Ideal for a hobby room.

BEDROOM ONE

11'9 x 13'6 (3.58m x 4.11m)

Double glazed window to the front elevation, radiator.

BEDROOM TWO

12'4 x 9'10 (inc bedroom furniture) (3.76m x 3.00m (inc bedroom furniture))

Double glazed window to the rear elevation, a range of bedroom furniture including wardrobe/cupboard, dressing table and drawers, radiator.

BEDROOM THREE

13'6 x 5'5 (4.11m x 1.65m)

Double glazed window to the front elevation, radiator.

RE-FITTED BATHROOM

The bathroom has been refitted with a white three piece suite comprising panel bath with chrome taps and shower over, low flush WC, pedestal wash hand basin, contemporary style tall standing radiator, airing cupboard housing the hot water cylinder, double glazed opaque glass window to the rear elevation.

OUTSIDE

To the outside of the property is a private and enclosed rear garden with a crazy paved style patio area and pathway leading to a garden. There is access rights to the garden via the neighbouring property.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(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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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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