

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

4 Lansdowne Avenue, Shepshed, Leicestershire, LE12 9RR

£215,000

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Property at a glance

- Favoured Location
- Generously Proportioned Gardens
- Gas Central Heating
- Council Tax Band*: C
- No Upward Chain
- Three Bedrooms
- UPVC Double Glazed Windows
- Price: £215,000

Overview

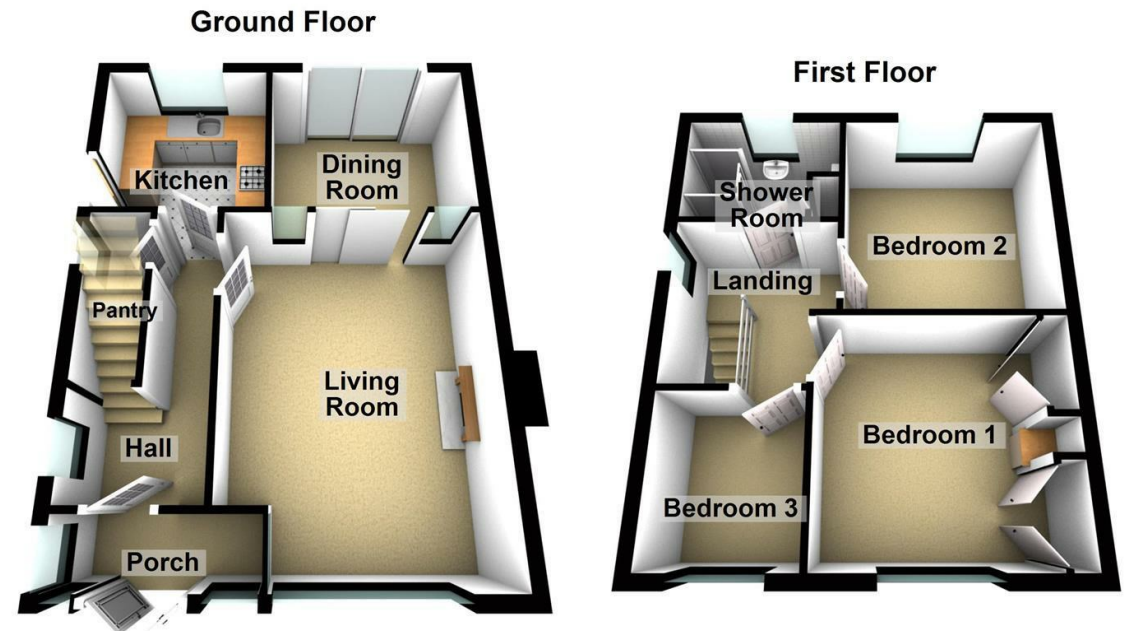
Offered with no upward chain this semi detached family home occupies a generous plot with the gardens being a particular feature of sale due to the size and privacy. The property requires some modernisation but benefits from gas central heating and uPVC double glazing and in brief comprises porch, reception hall, living room, sliding doors opening to the dining room, kitchen and pantry store. On the first floor a landing gives way to three bedrooms and shower room. Outside the property occupies a corner position being set back from the road with a driveway providing off road car standing; the rear garden has been cleared to provide a super open space and excellent family garden.

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; Iveshead School 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

Double uPVC double glazed entrance doors with adjacent windows through to the porch. The porch has an entrance door with inset windows through to the reception hall.

RECEPTION HALL

The reception hall has stairs accessing the first floor, radiator, uPVC double glazed window to the side elevation, doors accessing a under stair pantry store with cloaks hanging space, shelving and window to the side elevation, doors accessing the kitchen and living room.

LIVING ROOM

15'10 x 11'11 (into bay window & side of chimney b (4.83m x 3.63m (into bay window & side of chimney b)

uPVC double glazed bay window to the front elevation, radiator, feature fireplace with marble hearth, matching back, wooden sides and over mantle and inset coal effect live flame fire, from the living from there are double sliding doors and adjacent windows through to the separate dining room.

DINING ROOM

9'11 x 7'10 (3.02m x 2.39m)

Radiator, uPVC double glazed sliding patio doors overlooking and accessing the garden.

KITCHEN

7'11 x 7'10 (2.41m x 2.39m)

uPVC double glazed window to the rear elevation overlooking the garden, there is a single drainer stainless steel sink unit with mixer tap over and cupboard under, units to the wall and base, roll edge worksurface, gas cooker point, plumbing for washing machine, radiator, wall mounted gas fed boiler, uPVC double glazed door with window accessing the garden.

FIRST FLOOR

Landing gives way to three bedrooms and shower room, radiator, loft access hatch, uPVC double glazed window to the side elevation.

BEDROOM ONE

10'10 x 10' (front of wardrobe/cupboards) (3.30m x 3.05m (front of wardrobe/cupboards))

uPVC double glazed window to the front elevation with roofscape views. There is a radiator, fitted wardrobe/cupboards, over head storage and drawers.

BEDROOM TWO

10'9 x 9'10 (3.28m x 3.00m)

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

BEDROOM THREE

7'5 x 5'11 (2.26m x 1.80m)

uPVC double glazed window to the front elevation with roofscape views, radiator.

SHOWER ROOM

Shower room is fitted with a double width shower enclosure with aqua boarding and glass sliding door and screening, low flush WC, pedestal wash hand basin, airing cupboard housing the hot water cylinder, uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

The gardens are a particular feature of sale. To the front there is a brick walled boundary with garden shaped lawn, planting borders and a variety of plants and shrubs, there is a driveway providing off road car standing with gated access leaded to the side. The rear garden has been cleared and is generously proportioned in size with a private rear aspect. There are shaped lawn areas, planting borders with bark chippings, a variety of plants and shrubs, greenhouse and further garden space to the rear.

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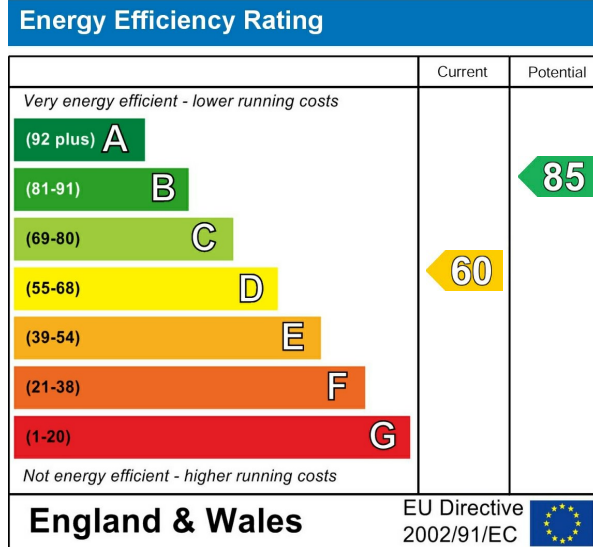


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Fixture & Fittings

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

Special Note To Buyers

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Money Laundering

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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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