



11 Wagtail Road, Shepshed, Leicestershire, LE12 9WE

£275,000

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

## Property at a glance

- Cul-de-Sac Setting
- Master En-Suite
- Low Maintenance Garden
- Council Tax Band\*: C
- Family Detached Home
- Downstairs Cloaks/WC
- Driveway & Garaging
- Price: £275,000

## Overview

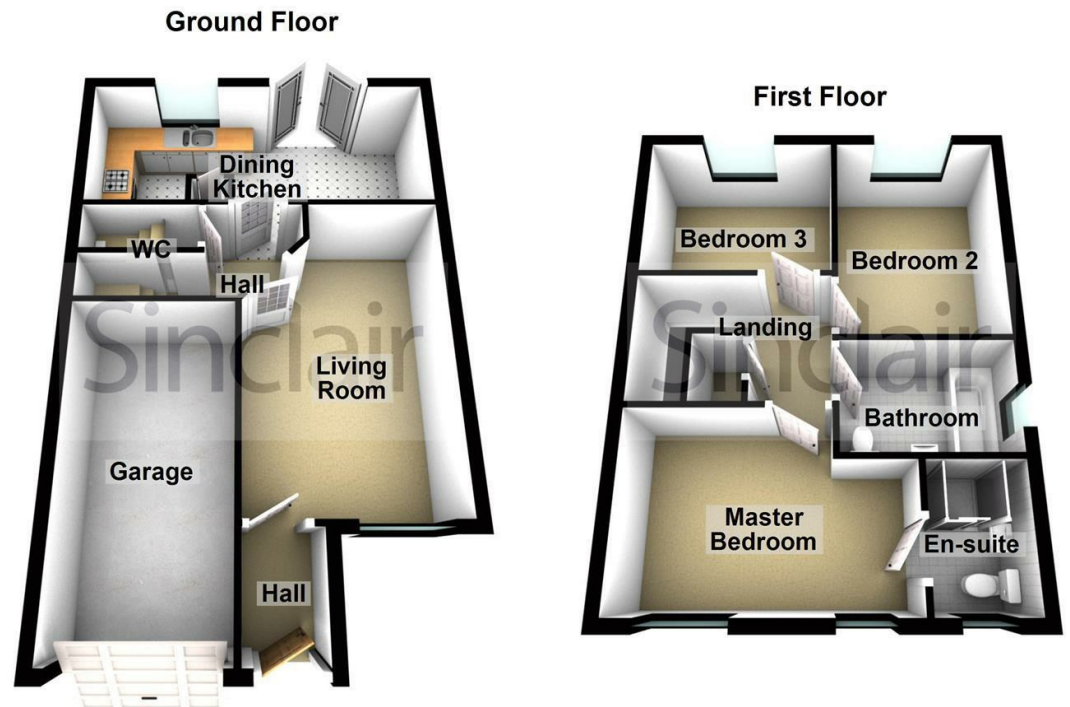
Situated on the edge of the town in a cul-de-sac setting this modern three bedroom detached family home offers accommodation which in brief comprises entrance hall, main living room, a further inner hallway with access to downstairs cloakroom/WC and the family dining kitchen. On the first floor landing lives way to three bedrooms (with en-suite to master) and a family bathroom. Outside the frontage provides off road parking and accesses the integral garage and to the rear there is a low maintenance and enclosed 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

uPVC double glazed entrance door with inset security spy hole through to the entrance hall.

### ENTRANCE HALL

The entrance hall has cloaks hanging space, radiator and door accessing the main living room.

### LIVING ROOM

16'2 x 10'3 (4.93m x 3.12m)

uPVC double glazed window to the front elevation, radiator, door accessing an inner hallway.

### INNER HALLWAY

The inner hallway has stairs accessing the first floor, doors accessing the downstairs cloakroom/WC and fitted dining kitchen.

### DOWNSTAIRS CLOAKROOM/WC

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

### FAMILY DINING KITCHEN

18'9 x 7'10 (5.72m x 2.39m)

The kitchen area has a single drainer one and a half bowl sink unit with chrome mixer tap over and cupboards under, there is a range of gloss fronted units to the wall and base, wood effect worksurface with matching upstand, stainless steel gas hob with oven under and extractor fan over, there is a wall mounted and concealed gas boiler, plumbing for a washing machine and dishwasher, uPVC double glazed window to the rear elevation and to the dining area there is a radiator, uPVC double glazed doors to the rear elevation overlooking the garden.

### FIRST FLOOR

On the first floor landing gives way to three bedrooms with en-suite to the master bedroom and family bathroom. There is a storage cupboard and uPVC double glazed window to the side elevation,.

### MASTER BEDROOM

13'10 x 9'6 (4.22m x 2.90m)

uPVC double glazed window to the front elevation, radiator, door access the en-suite shower room.

### EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a modern white three piece comprising double width shower cubicle with glass screening and thermostatic shower, low flush WC with push button flush and pedestal wash hand basin with chrome mixer taps, radiator, uPVC double glazed opaque glass window to the front elevation.

### BEDROOM TWO

11'6 x 8'8 (3.51m x 2.64m)

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

### BEDROOM THREE

9'9 x 7'10 (2.97m x 2.39m)

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

### FAMILY BATHROOM

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

### INTEGRAL GARAGE

The garage has an up and over door, electric light and power.

### OUTSIDE

To the front of the property there is a double width driveway providing off road car standing which in turn accesses the integral garage. To the rear of the property there is a well proportioned garden with timber screen fencing to the boundaries, the garden is of low maintenance with an extended slabbed patio area, an artificial lawned area beyond, there are planted borders and a further slabbed patio are to the rear elevation.



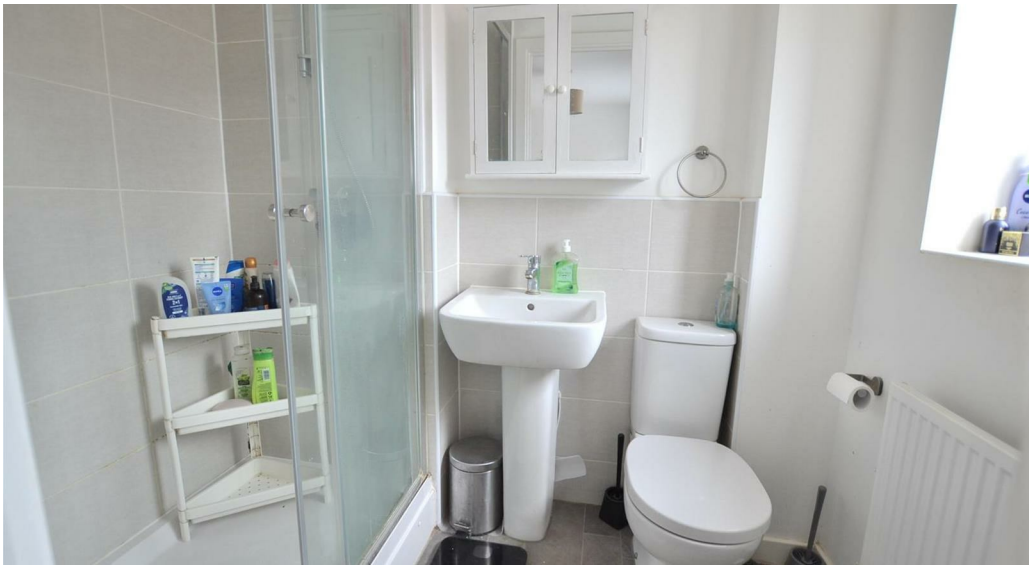
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</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 purchasers - The vendors were advised on purchase that there is a management/estate fee payable for the upkeep on the communal areas etc, however to date no invoice has been received for such payment.

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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