



Sinclair



21 Market Place, Belton, Leicestershire, LE12 9UH

£215,000

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## Property at a glance

- Favoured Village
- uPVC Double Glazing
- Two Double Bedrooms
- Council Tax Band\*: B
- Converted Loft
- Gas Central Heating
- No Upward Chain
- Price: £215,000

## Overview

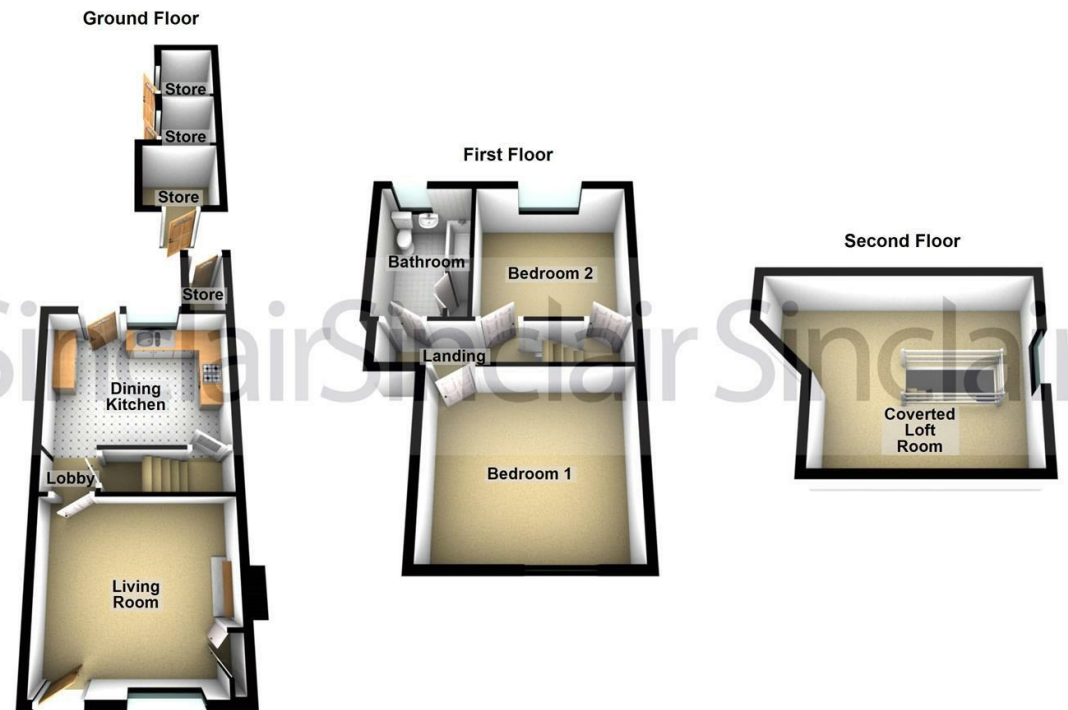
Occupying a pleasant position in the centre of the village on Market place this 2 bedroom semi detached with converted loft room would be ideal for the first time buyer but has also has a rental history. The property comprise living room, dining kitchen, two double bedroom, bathroom and a super converted loft space with heating and window (could make a good size third bedroom with necessary regulation permissions). Outside there is an open courtyard with a series or brick out-stores and a garden beyond a small track (easement) to the rear. There is some available open parking to the front on the market place.

## Location\*\*

Belton is a small village in North West Leicestershire there is a Church of England Primary school which caters for children aged 4 to 10 but children can travel by bus to Shepshed High School once they pass into secondary school. The church is a fine old edifice, with tower and spire; and contains a monument of Roesia de Verdun, the founder of Grace-Dieu nunnery. The village is also home to a doctors surgery and The Queens Head which is a gastro pub situated in the heart of the village. A former coaches inn. Nearest Airport: East Midlands (4.5 miles). Nearest Train Station: Loughborough (7.8 miles). Nearest Town/City: Shepshed (3.2 miles). Nearest Motorway: M1 (23a)



\*\* 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 through to the living room.

### LIVING ROOM

12'1 x 13'5 (side of chimney breast) (3.68m x 4.09m (side of chimney breast))  
Built in meter cupboards, uPVC double glazed window to the front elevation and feature fireplace with tiled hearth surmounted by a wood burning stove, radiator and door accessing an inner lobby.

### INNER LOBBY

The inner lobby accesses an under stairs storage cupboard with pantry and open access to the dining kitchen.

### DINING KITCHEN

13'6 x 10'1 (4.11m x 3.07m)  
Fitted with a single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, rolled edge worksurface, tiled surround, electric cooker point, uPVC double glazed window to the rear elevation, wall mounted Worcester combination gas fed boiler, there is plumbing for washing machine and further under unit space for an additional appliance, uPVC double glazed door with inset opaque glass window to the rear and courtyard.

### FIRST FLOOR

On the first floor landing gives way to two double bedrooms and bathroom (loft room is accessed from bedroom two)

### BEDROOM ONE

13'6 x 12' (side of chimney breast) (4.11m x 3.66m (side of chimney breast))  
uPVC double glazed window to the front elevation overlooking the market place, radiator.

### BEDROOM TWO

10'7 x 10' (3.23m x 3.05m)  
uPVC double glazed window to the rear elevation, radiator, door accessing the converted loft space.

### BATHROOM

Bathroom is fitted with a white three piece suite comprising panel bath with shower over, low flush WC and pedestal wash hand basin, uPVC double glazed opaque glass window to the rear elevation, built in storage cupboard.

### CONVERTED LOFT ROOM

overall measurements 17'4 x 13'1 (overall measurements 5.28m x 3.99m)

This is a fantastic useable space which could potentially serve as a third bedroom upon gaining necessary permissions/regulations and sectioning a part of bedroom two for its own access. The loft space is plastered, has a uPVC double glazed window to the side elevation, radiator.

### OUTSIDE

To the rear of the property is an open courtyard with a series of outside brick built stores, there is a easement/right of way to the rear, there is a separate generously proportioned and private rear garden laid mainly to lawn with hedged, brick wall and fenced boundaries.





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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	

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 Flying Freehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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