



Sinclair

25 Threadcutters Way, Shepshed, Leicestershire, LE12 9JY

£227,500

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## Property at a glance

- Pleasant Front Aspect
- Lovely Garden Room To Rear
- Ease Of Access To Amenities
- Council Tax Band\*: B
- Downstairs Cloakroom/WC
- Three Bedrooms
- Parking and Garaging
- Price: £227,500

## Overview

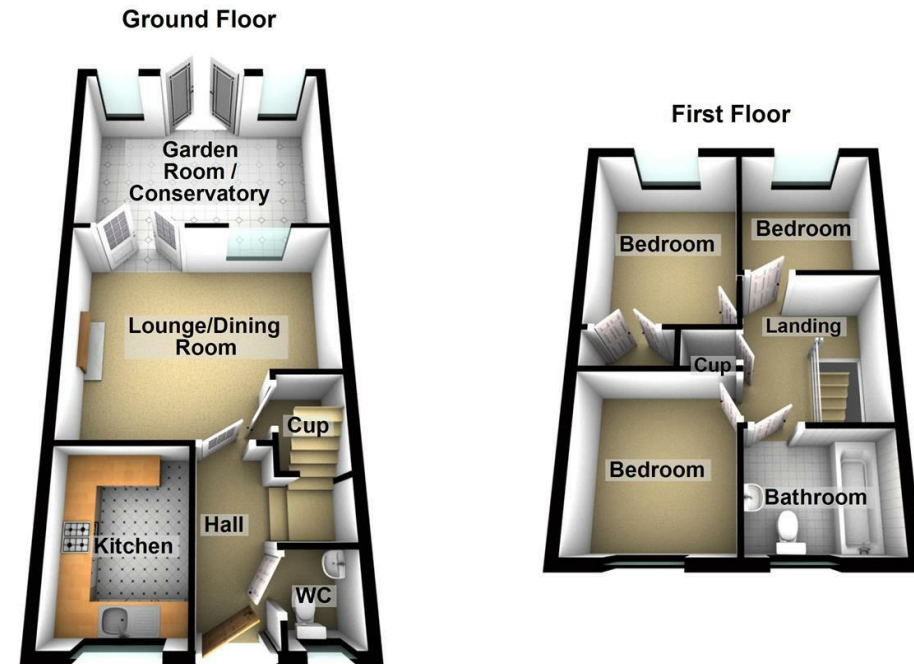
Occupying a pleasant position towards the head of the close with outlook over the play area this three bedroom modern townhouse is beautifully maintained. The accommodation in brief which comprises of Entrance Hall, Downstairs Cloakroom/WC, Fitted Kitchen, Lounge/Diner with the addition of a Garden Room to the rear. On the first floor the landing gives way to three bedrooms and a family bathroom. Outside there are low maintenance front and rear gardens and access to the parking arrangements and garaging. EPC RATING C.

## 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

### Entrance Hall

Entrance door with inset double glazed opaque glass window. Balustrade staircase accessing the first floor, radiator, doors accessing the downstairs cloakroom/WC, the fitted kitchen and the open plan lounge/diner (with garden room off), solid wood flooring.

### Downstairs Cloakroom/WC

Fitted with a white two piece suite comprising a low flush WC and pedestal wash hand basin with chrome mixer tap. There is a radiator, uPVC double glazed opaque window to the front elevation.

### Fitted Kitchen

7'11" x 9'5" (2.41m x 2.87m)

One and half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, a range of fitted units to the wall and base, roll edge work surface with matching upstand, gas hob with oven under and extractor fan over, space for a tall standing fridge freezer, plumbing for washing machine and plumbing for a slimline dishwasher. uPVC double glazed window to the front elevation overlooking the play area.

### Lounge/Diner

12'10" x 15'7" (including the storage cupboard) (3.91m x 4.75m (including the storage cupboard))

Central fireplace with electric fire, fire surround with overmantel, radiator, door accessing the understairs storage cupboard. Window to the rear elevation and uPVC double glazed doors accessing the garden room.

### Garden Room/Conservatory

11'6" x 9'8" (3.51m x 2.95m)

A pleasant addition to the property with brick built side walls, uPVC double glazed windows to the side elevation, pitched roof, inset LED downlight spotlights, electric power points, uPVC double glazed double doors opening to the private and enclosed rear garden.

### First Floor

#### Landing

Gives way to three bedrooms and a family bathroom, an airing cupboard housing the combination gas fed boiler.

### Bedroom One

11'x8'3" (front of wardrobes/cupboards) (3.35mx2.51m (front of wardrobes/cupboards))

uPVC double glazed window to the rear elevation, radiator and double built in wardrobe/cupboard.

### Bedroom Two

8'6" x 8'3" (2.59m x 2.51m)

uPVC double glazed window to the front elevation with pleasant outlook over the play area, radiator.

### Bedroom Three

7'9" x 6'11" (2.36m x 2.11m)

uPVC double glazed window to the rear elevation and radiator.

### Family Bathroom

Fitted with a white three piece suite comprising a panelled bath with chrome mixer tap and thermostatic shower over, a low flush WC and pedestal wash hand basin with chrome mixer tap, radiator, tile splashbacks, uPVC double glazed opaque glass window to the front elevation.

## OUTSIDE

### Front

Iron railings and gate accessing the front and entrance door, low maintenance slate garden.

### Rear

To the rear of the property there is a pleasant low maintenance enclosed garden with Indian slate style patio and planting borders with timber screen fencing to the boundaries and gated access leading to the parking arrangements and garage.

### Garage

The garage is located in a coach house with an up and over door and parking to the front.





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>78</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>		
<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

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### 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

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## Thinking of Selling?

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



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