



Sinclair



57 St. James Road, Shepshed, Leicestershire, LE12 9JB

£249,000

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Property at a glance

- Double Bay Fronted
- Combination Gas Fed Boiler
- Traditionally Built
- Council Tax Band*: B
- Three Well Proportioned Bedrooms
- Beautiful Gardens, Front, Side and Rear
- Residential Location
- Price: £249,000

Overview

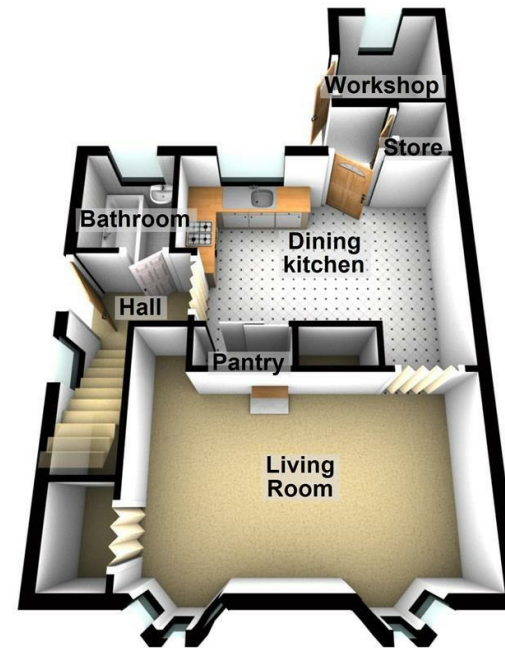
A delightful and beautifully maintained double box bay fronted semi-detached residence enjoying lovely tended and mature gardens to the front, side and rear. Internally the accommodation comprises the entrance hall, fitted dining kitchen with pantry, cloaks store, living room, refitted bathroom, three bedrooms and first floor WC. Outside there is a covered lobby and decked seating area with pergola over, brick built store and workshop. The gardens are a particular feature of sale and offers privacy to the plot. EPC RATING TBC

Location**



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

A uPVC double glazed entrance door, radiator and stairs accessing the first floor, uPVC double glazed window to the side elevation, door accessing the open plan dining kitchen and refitted bathroom.

Open Plan Dining Kitchen

14'11" x 8'4" (to front of pantry store) (4.55m x 2.54m (to front of pantry store))

The kitchen is fitted with a single drainer sink unit, chrome mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface with matching upstands, a stainless steel gas hob with oven under and extractor fan over, a cupboard housing the combination gas fed boiler, an integrated dishwasher, plumbing for washing machine, uPVC double glazed window to the rear elevation overlooking the garden, a built in, well proportioned pantry store and cloaks cupboard, a radiator, tiled flooring and access to the living room and outside covered lobby area.

Living Room

16'11" x 9'10" (5.16m x 3.00m)

Contemporary electric fireplace, two uPVC double glazed box bay windows to the front elevation, a radiator, recessed shelving area and access to an understairs storage cupboard.

Refitted Bathroom

Fitted with a white modern two piece suite comprising a double ended panelled bath with centre mounted chrome mixer taps, thermostatic shower over, shower screening, vanity unit mounted by a wash hand basin with chrome mixer tap over and cupboards under. A radiator, uPVC double glazed opaque glass window to the rear elevation and tiled walls.

FIRST FLOOR

Landing

Landing gives way to three well proportioned bedrooms and WC/Washroom, uPVC double glazed window to the front elevation.

Bedroom One

13'10" x 9'9" (4.22m x 2.97m)

Two uPVC double glazed windows to the front elevation and radiator.

Bedroom Two

10'7" x 9'11" (not including room entry) (3.23m x 3.02m (not including room entry))

uPVC double glazed windows to the rear elevation, radiator.

Bedroom Three

6'11" x 10' (2.11m x 3.05m)

uPVC double glazed windows to the rear elevation overlooking the garden and radiator.

WC/Washroom

Fitted with a white two piece suite comprising low flush WC with push button flush and wash hand basin, uPVC double glazed opaque glass windows to side elevation.

OUTSIDE

Garden

The property is set back from the road and the gardens are a particular feature of sale being meticulously cared for. There is a fenced front boundary and driveway providing off-road car standing, shaped lawn and a variety of mature plants, shrubs and an ornamental pine tree. Secure gated access to the side and rear gardens. To the side of the property there is a pergola and covered porch area, shaped lawn and vegetable plot. There are further planting beds to the side boundaries and the shaped lawn continues to the rear. The garden enjoys a variety of plants, flowers, vegetable and fruit trees. To the rear of the property is a pleasant decked seating area with pergola over and access to a workshop and storage cupboard.

Workshop

6'1" x 6' (1.85m x 1.83m)

Window to the rear elevation and electric power point.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(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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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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