



Sinclair

7 Clover Road, Shepshed, Leicestershire, LE12 9FT

£325,000

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Property at a glance

- Beautifully Kept Property
- Driveway and Detached Garage
- Open Plan Family Dining Kitchen
- Council Tax Band*: D
- Separate Utility Room and WC
- Master En-Suite
- Amtico Flooring and Hive Heating
- Price: £325,000

Overview

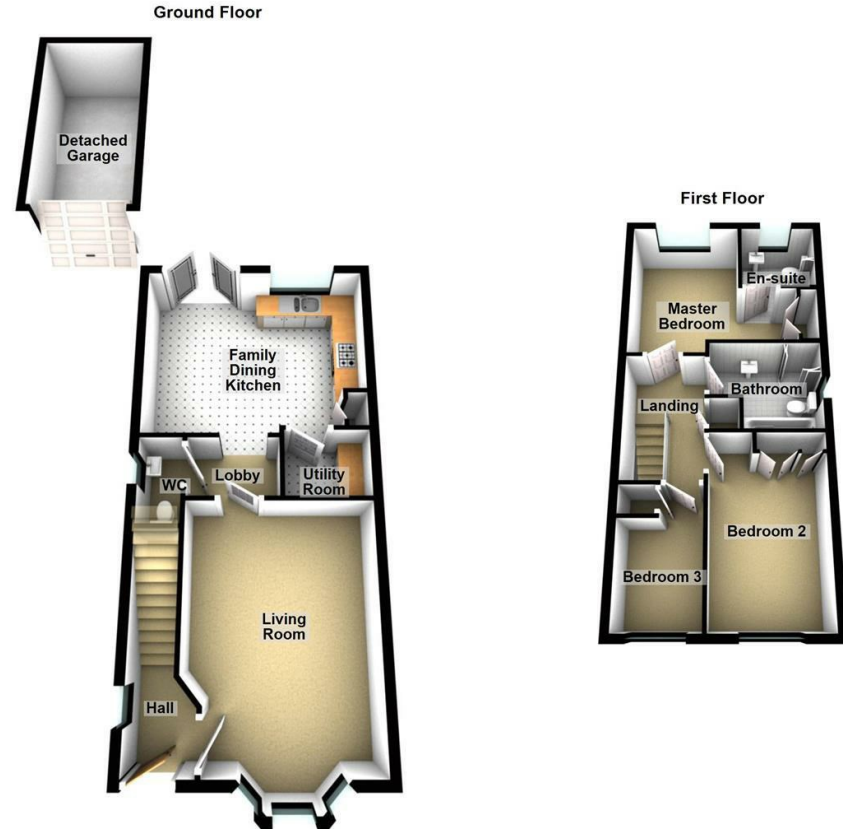
Stunning detached family home offering beautifully maintained and show home standard accommodation throughout. This deceptively spacious property has Amtico flooring throughout the ground floor and fitted blinds to all windows. The accommodation in brief comprises entrance hall, living room with bay window, inner lobby, super open plan family dining kitchen with integrated appliances, utility room, cloakroom/WC and on the first floor landing gives way to three bedrooms (with en-suite to master) and a family bathroom with four piece suite. Outside there are gardens to the front and rear, a driveway providing off road car standing and a detached garage with electric light and power.

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 school; Iveshead School and 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

Canopy porch covering, uPVC double glazed entrance door with inset spy hole and opaque double glazed windows through to the reception hall.

RECEPTION HALL

The reception hall has stairs accessing the first floor, a radiator, uPVC double glazed window to the side elevation with fitted blinds, Amtico flooring and door accessing the living room.

LIVING ROOM

15'11 x 12'1 (not inc bay window) (4.85m x 3.68m (not inc bay window))
uPVC double glazed bay window to the front elevation with fitted blinds, two radiators, continued Amtico flooring throughout the ground floor. There is a door accessing an inner lobby.

INNER LOBBY

The inner lobby has door accessing the downstairs cloakroom/WC and open access to the open plan family dining kitchen.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a white contemporary two piece suite comprising low flush WC and wash hand basin with chrome mixer tap over, radiator, uPVC double glazed window to the side elevation with fitted blinds.

OPEN PLAN FAMILY DINING KITCHEN

15'4 x 12'2 (max) 11'7 (min) (4.67m x 3.71m (max) 3.53m (min))
Super open plan kitchen diner. The kitchen is fitted with a one and a half bowl single drainer stainless steel with chrome swan neck style mixer tap over and cupboards under, there is a range of stylish fitted units to the wall and base with chrome style handles, a worksurface with matching upstand, there is a range of integrated appliances including a SMEG four ring stainless steel gas hob with extractor fan over and SMEG electric fan assisted oven under, there is a dishwasher fridge and freezer. There is a wall mounted and concealed gas boiler, uPVC double glazed window to the rear elevation with fitted blinds overlooking the rear garden, there is a door accessing the utility room.
The dining area has radiator, uPVC double glazed patio doors overlooking and accessing the garden.

UTILITY ROOM

The utility room has a matching worktop and wall mounted unit to the kitchen, there is plumbing for washing machine and further under unit space for an additional appliance if required, there is cloaks hanging space, radiator.

FIRST FLOOR

On the first floor landing gives way to three bedrooms (with en-suite to master), a family bathroom, airing cupboard housing the hot water cylinder, uPVC double glazed window with fitted blinds to the side elevation, radiator and loft access hatch with installed pull down ladder which in turn leads to the part boarded loft space.

MASTER BEDROOM

13'1 (max) 9'1 (min) x 10'5 (3.99m (max) 2.77m (min) x 3.18m)
uPVC double glazed window to the rear elevation with fitted blinds, radiator, built-in double wardrobe/cupboard and door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white contemporary three piece suite comprising corner shower cubicle with thermostatic shower, low flush WC and wash hand basin with chrome mixer tap, there is a heated chrome towel rail, uPVC double glazed opaque glass window to the rear elevation with fitted blinds.

BEDROOM TWO

12'3 x 8'7 (front of wardrobe/cupboards) (3.73m x 2.62m (front of wardrobe/cupboards))
uPVC double glazed window to the front elevation with fitted blinds, radiator and a range of stylish fitted wardrobe/cupboards.

BEDROOM THREE

7'5 x 6'5 (not inc wardrobe/cupboard) (2.26m x 1.96m (not inc wardrobe/cupboard))
uPVC double glazed window to the front elevation with fitted blinds, radiator and built-in wardrobe/cupboard.

FAMILY BATHROOM

The family bathroom is fitted with a contemporary white four piece suite comprising panel bath with chrome mixer tap, shower cubicle with thermostatic shower, low flush WC and wash hand basin with chrome mixer tap, there is a heated towel rail, uPVC double glazed opaque glass window to the side elevation with fitted blinds.

OUTSIDE

To the front of the property is a decorative fore-garden and driveway providing off road car standing which in turn leads to the detached brick built garage. there is gated access to the rear garden.
The rear garden enjoys brick wall and fenced boundaries, there is a slabbed patio area and shaped lawn beyond with outside water tap.
The garage has an up and over door and has electric light and power.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

** 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

A special note to purchasers, it should be noted by prospective purchasers that the estate has a maintenance/management fee for the upkeep of parks and communal areas. We are advised by the vendor that the current payment is £144.00 paid twice yearly.

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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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