

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

9 Cotton Croft, Shepshed, Leicestershire, LE12 9HR

£220,000

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Property at a glance

- Cul-De-Sac Setting
- No Upward Chain
- Two Bedrooms
- Council Tax Band*: B
- Extended Garden Room
- Well Proportioned Gardens
- Combination Gas Fed Boiler
- Price: £220,000

Overview

This extended traditionally styled semi-detached bungalow occupies a pleasant position at the head of the cul-de-sac. The property is offered with no upward chain and in brief comprises storm porch, entrance hall, living room, kitchen with a garden room extension to the rear, two bedrooms and modern shower room. The property benefits from gas central heating with a combination gas fed boiler and uPVC double glazing. The position and plot are particular feature of sale with gardens offering excellent potential and being well proportioned. There is a driveway providing off road car standing and a garage (requiring improvement).

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.

Ground Floor



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Detailed Accommodation

There is a open storm porch with an entrance door with inset feature stain glass leaded light picture window through to the hallway.

HALLWAY

The hallway has a radiator, loft access hatch with doors accessing the living room, two bedrooms, shower room and fitted kitchen with a garden room extension off.

LIVING ROOM

14'11 x 10'6 (to side of chimney breast) (4.55m x 3.20m (to side of chimney breast))

uPVC double glazed window to the front elevation, radiator, feature central fireplace with marble style hearth and surround with an inset coal effect gas fed fire.

FITTED KITCHEN

12'3 x 7'10 (3.73m x 2.39m)

The kitchen has a one and a half bowl single drainer sink unit with mixer tap over and cupboards under, there is a range of fitted units to the wall and base with roll edge worksurface and tiled surround. There is a gas hob and eye level Zanussi electric oven, plumbing for washing machine, space for a tall standing fridge freezer, there is a uPVC double glazed window to the side elevation, a door with inset window access the rear garden and open access to the extension and garden room.

GARDEN ROOM

7' x 6'9 (2.13m x 2.06m)

A pleasant space which could be utilised as a small dining or breakfast area, it is currently used as a seating area with uPVC double glazed sliding patio door accessing and overlooking timber decking area and garden beyond, there are two further uPVC double glazed windows to the side elevation and two radiators.

BEDROOM ONE

13'1 x 8'1 (front of wardrobe) (3.99m x 2.46m (front of wardrobe))

uPVC double glazed window to the rear elevation overlooking the garden, radiator, a range of fitted wardrobes and dressing table area.

BEDROOM TWO

11'1 x 8'6 (inc wardrobe) (3.38m x 2.59m (inc wardrobe))

uPVC double glazed window to the front elevation, radiator, a range of fitted wardrobes and dressing table.

SHOWER ROOM

The shower room is fitted with a double width shower cubicle with thermostatic shower and sliding door screening, there is a white low flush WC and vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under, there are tiled walls, uPVC double glazed opaque glass window to the side elevation, radiator, an airing cupboard housing the combination gas fed boiler.

OUTSIDE

The property occupies a pleasant position towards the head of the cul-de-sac with a driveway providing off road car standing and a low maintenance front garden with mature Acer tree. The driveway continues to the side of the property which in turn leads to the rear.

The rear garden is a particular feature of sale with a raised timber decking area to the rear of the property and garden room, there are steps leading to a low maintenance gravelled garden with central feature pond. The garden continues to what was a working garden with space ideal to accommodate vegetable plots if required. There is a pear tree and a variety of other plants and shrubs.



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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		69
(55-68) D	53	
(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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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

It should be noted by prospective purchases that the property is currently going through probate and an exchange/completion will not be possible until probate has been granted.

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Thinking of Selling?

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