



Sinclair

7 The Lant, Shepshed, Leicestershire, LE12 9PD

£138,500

01509 600610 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Village Centre Location
- Gas Central Heating
- Modern Bathroom (4 Piece Suite)
- Council Tax Band\*: A
- uPVC Double Glazing
- Modern Dining Kitchen
- Two Bedrooms
- Price: £138,500

## Overview

Ideally suited to the first time or investment purchaser, this period cottage style property occupies a central location to Shepshed, its amenities and public transport links. The property benefits from gas central heating and uPVC double glazing. Offering accommodation which briefly comprises; Entrance hall, fitted dining kitchen, living room with beams to the ceiling and on the first floor a landing gives way to two bedrooms and a fitted bathroom with a white four piece suite. Outside the property is flush fronted and access to a shared courtyard offering bin storage and access to a timber built shed. EPC rating D.

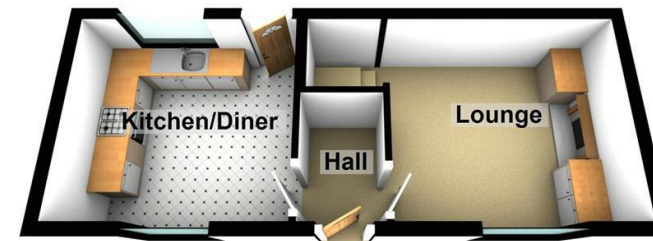
## Location\*\*

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)

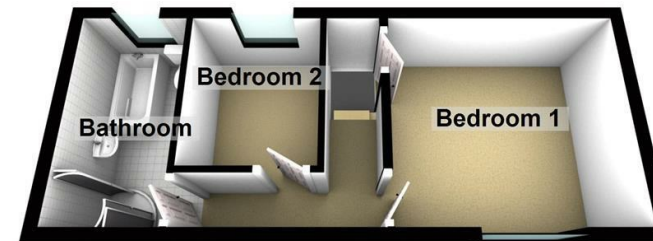


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

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uPVC double glazed entrance door accessing the entrance lobby.

### ENTRANCE LOBBY

Tiled flooring. Cloaks hanging space. Multi pane door accessing the fitted breakfast kitchen and lounge.

### MODERN KITCHEN/DINER

10'4" x 9'11" (3.15 x 3.02)

One bowl single drainer sink unit set into roll edge work surface with attractive tiled surrounds. Modern fitted units to the wall and base. A free standing gas cooker hob with electric oven, grill and extractor fan over. Plumbing for a washing machine. Space for a tall standing fridge freezer. Tiled flooring. uPVC double glazed leaded light windows to the front and rear elevation. uPVC double glazed door with inset leaded light window accessing the courtyard. Radiator.

### LIVING ROOM

11'5" x 10'5" (3.48 x 3.18)

\* Measurements to the side of the chimney breast

Feature fireplace with brick surround and hearth and inset coal effect gas fed fire and wooden over mantle. Radiator. Laminate flooring. Beamed ceiling. uPVC double glazed leaded light window to the front elevation.

### ON THE FIRST FLOOR

A landing gives way to two bedrooms and a bathroom fitted with a four piece suite. Radiator. uPVC double glazed leaded light window to the front elevation.

### BEDROOM ONE

13'6" x 11'4" x Measurements to the side of the ch (4.11 x 3.45 x

Measurements to the side of the ch)

uPVC double glazed leaded light window to the front elevation. Radiator. Door accessing a walk-in wardrobe/cupboard.

### BEDROOM TWO

8'5" x 6'11" (2.57 x 2.11)

uPVC double glazed leaded light window to the rear elevation. Radiator. Loft access hatch.

### BATHROOM

Fitted with a white four piece suite comprising of a panelled bath, shower cubicle, low flush w.c. and a pedestal wash hand basin. Radiator. Tiled splash backs. uPVC double glazed opaque and leaded light window to the rear elevation.

### TO THE OUTSIDE

To the front the property is flush fronted with a door to a side alleyway leading to a shared courtyard. Shared courtyard offers a bin storage area and gated access leading to a new timber shed.



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 Freehold

# Sinclair

## Thinking of Selling?

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



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