



Sinclair



60 Oakley Road, Shepshed, Leicestershire, LE12 9AX

£285,000

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Property at a glance

- Sought After Location
- Utility Room & WC
- Three Bedrooms
- Council Tax Band*: C
- Mature & Private Gardens
- Garden Room Conservatory
- Beautifully Maintained
- Price: £285,000

Overview

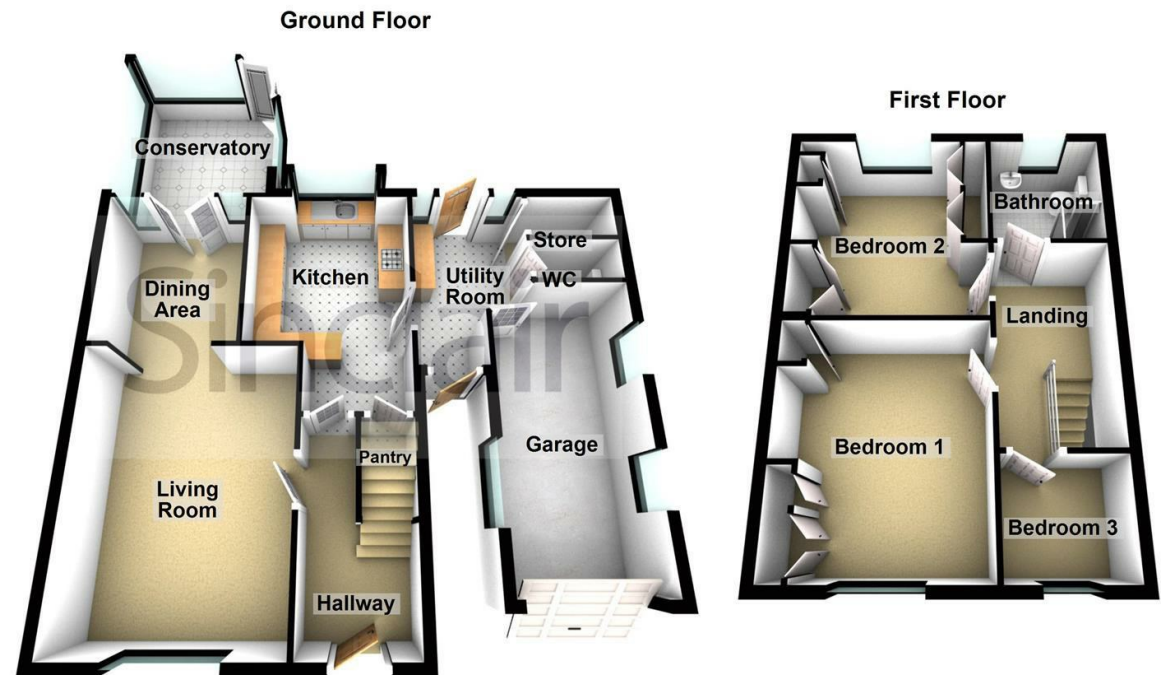
This beautifully maintained family home situated on the sought after Oakley Road enjoying mature and well proportioned front and rear gardens. Internally the accommodation comprises reception hall, living room with access to dining area and garden room conservatory. There is a fitted breakfast kitchen with pantry store, a utility room with store, downstairs WC and access to the garage. On the first floor there are three bedrooms and a shower room with white three piece suite.

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.



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Detailed Accommodation

uPVC double glazed entrance door with inset leaded light and stained glass window through to the reception hall.

RECEPTION HALL

The reception hall has a timber panel and balustraded staircase accessing the first floor, there is a radiator, doors accessing the breakfast fitted kitchen and living room (with dining room and garden conservatory off).

FITTED BREAKFAST KITCHEN

11' x 11' (not inc bay window) (3.35m x 3.35m (not inc bay window))

uPVC double glazed bay window with a single drainer one and a half bowl sink unit with mixer tap over and views over the garden. There is a range of fitted units to the wall and base, roll edge worksurface with matching low level breakfast table, there is a stainless steel gas hob with oven under and extractor fan over, tiled flooring, uPVC double glazed door with inset window to the utility room, there is a built in under stair pantry store and radiator.

UTILITY ROOM

7'9 x 6'3 (2.36m x 1.91m)

There is a roll edge worksurface with plumbing for washing machine under, uPVC double glazed windows and door to the rear accessing the garden, there is tiled flooring, door accessing downstairs WC, a storage cupboard and garage. There is a further uPVC double glazed door to the front accessing the driveway.

LIVING ROOM

14'11 x 12'2 (4.55m x 3.71m)

uPVC double glazed window to the front elevation, a feature fireplace with marble hearth, matching back and wooden sides and over-mantle with inset electric fire, there is a radiator and open access to the dining area.

DINING AREA

9'3 x 8'1 (2.82m x 2.46m)

uPVC double glazed doors and adjacent windows through to the conservatory garden room.

CONSERVATORY GARDEN ROOM

10'10 x 9'11 (3.30m x 3.02m)

There is a tiled floor, radiator, a pitched roof with fitted blinds, the conservatory is a brick built base and is of uPVC double glazed construction with double doors overlooking and accessing the garden.

FIRST FLOOR

On the first floor landing gives way to three bedrooms and a shower room fitted with a modern white three piece suite. There is a uPVC double glazed window to the side elevation, loft access hatch.

BEDROOM ONE

11'11 x 10' (to front of wardrobe/cupboards) (3.63m x 3.05m (to front of wardrobe/cupboards))

uPVC double glazed window to the front elevation with views of open countryside beyond, radiator, a range of fitted wardrobe/cupboards, dressing table area with drawer and cupboards under.

BEDROOM TWO

11' x 9'6 max 7'10 min (front of main wardrobe/cup (3.35m x 2.90m max 2.39m min (front of main wardrobe))

uPVC double glazed window to the rear elevation overlooking the garden, a range of fitted bedroom furniture including wardrobe/cupboards, over head storage and dressing table with drawers, radiator.

BEDROOM THREE

6'5 x 6'2 (1.96m x 1.88m)

uPVC double glazed window to the front elevation with views of open countryside, radiator.

SHOWER ROOM

Shower room is fitted with a white three piece suite comprising double width shower cubicle with door screening, thermostatic shower, low flush WC and pedestal wash hand basin, there is a radiator, uPVC double glazed opaque glass door to the rear elevation.

OUTSIDE

To the front of the property is a brick wall and feature pillar boundary with block paved driveway providing off road car standing, there is a gravelled and low maintenance front garden with a variety of plants and mature shrubs. The driveway accesses the garage and main entrance door, there is a further personnel access door accessing the utility room.

The rear garden is beautifully maintained and mature, generously proportioned and has a private rear aspect. There is a slabbed patio area and planting areas with mature plants and shrubs and a central step to the main garden laid to lawn with a central pathway leading to the rear. To the rear of the boundary is a mature apple tree, further slabbed patio seating area and a working area with greenhouse and timber built shed.



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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		
(55-68) D		
(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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