

Sinclair



58 Lacey Court, Shepshed, Leicestershire, LE12 9QY

£290,000

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

## Property at a glance

- A Select Development
- Master En-suite
- Ease of Access to Town Centre
- Council Tax Band\*:
- Detached Bungalow
- Private Enclosed Garden
- uPVC DG Glazing & GC Heating
- Price: £290,000

## Overview

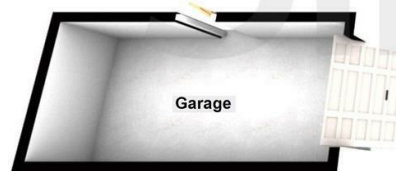
Situated within a select development of only 5 detached bungalows and enjoying ease of access to the town centre and amenities; this three bedroom detached bungalow benefits from uPVC double glazing and gas central heating and has accommodation which in brief comprises of storm porch, a main hallway, living, dining kitchen, three bedrooms with an en-suite to the master and a further family bathroom. Outside there are gardens to the front and side surrounding the property and a further enclosed and private main garden which enjoys privacy to the plot. There is a driveway providing off road car standing and a detached brick built garage.

## Location\*\*

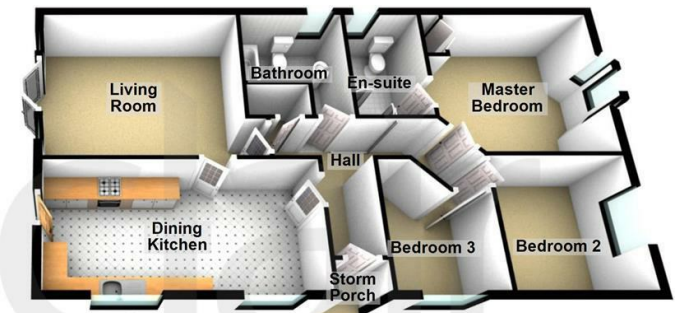
Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; 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.



Ground Floor



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## Detailed Accommodation

Covered storm porch with uPVC double glazed entrance door, inset security spy hole through to the properties hallway.

### HALLWAY

There is a radiator, panelled doors with chrome handles accessing the main living room, dining kitchen, 3 bedrooms with an en-suite to the master and a family bathroom, there is an additional storage cupboard and loft access hatch.

### LIVING ROOM

14'7 x 11'8 (4.45m x 3.56m)

There is a central feature fireplace, uPVC double glazed french patio doors accessing the garden, radiator and door through to the dining kitchen.

### DINING KITCHEN

16'11 x 8'6 (5.16m x 2.59m)

The kitchen area has a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, there is a range of fitted shaker style units to the wall and base, rolled edge work surface and tiled surround. There is an electric hob with stainless steel extractor canopy hood over and an electric oven. There is space for a microwave oven and plumbing for a washing machine, further space for a tall standing fridge freezer, uPVC double glazed leaded light window to the front elevation, uPVC double glazed door with inset windows accessing the garden, there is a new wall mounted combination gas fed boiler (fitted in 2024). There is further under counter space which could accommodate a dishwasher. The dining area has a further radiator and uPVC double glazed leaded light window to the front elevation.

### MASTER BEDROOM

10'2 x 10'1 (not including bay window or room entr (3.10m x 3.07m (not including bay window or room en)

To the side elevation, radiator, door accessing the en-suite shower room. The en-suite shower room is fitted with a white three piece suite comprising a shower cubicle, low flush WC and vanity unit with inset wash hand basin and cupboards under. uPVC double glazed opaque glass window to the rear elevation and a heated chrome towel rail.

### BEDROOM TWO

10' x 9'1 (3.05m x 2.77m)

uPVC double glazed leaded light window to the side elevation and radiator.

### BEDROOM THREE

10' x 8'5 maximum and 6'7 minimum (3.05m x 2.57m maximum and 2.01m minimum)

uPVC double glazed leaded light window to the front elevation and radiator.

### FAMILY BATHROOM

Fitted with a panel bath with chrome mixer shower tap and shower screening, low flush WC and stylish wash hand basin with fitted drawer storage, heated chrome towel rail, uPVC double glazed opaque glass window to the rear elevation and an additional radiator.

### OUTSIDE

The property occupies a pleasant position with lawned gardens wrapping the front and sides and further enclosed private garden. There is a block paved driveway provided off road car standing which in turn leads to the detached and brick built garage with electric light and power and a remotely operated roller shuttered door. The main garden has a slabbed patio area and pathway leading to the personnel access door to the garage, the garden is laid mainly to lawn with a variety of plants and shrubs, there is a corner timber built summer house and the garden enjoys privacy to the plot, there is a further gated access to the rear of the property which is ideal for storage.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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

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## Thinking of Selling?

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



**Sinclair**

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