

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

51 Grange Road, Shepshed, Leicestershire, LE12 9LJ

£215,000

01509 600610 sinclairstateagents.co.uk

Property at a glance

- Traditionally Styled Semi Detached
- Baxi Combination Gas Boiler
- Pleasant Rear Gardens
- Council Tax Band*: B
- Three Well Proportioned Bedrooms
- Conservatory
- Ground Floor and First Floor WC
- Price: £215,000

Overview

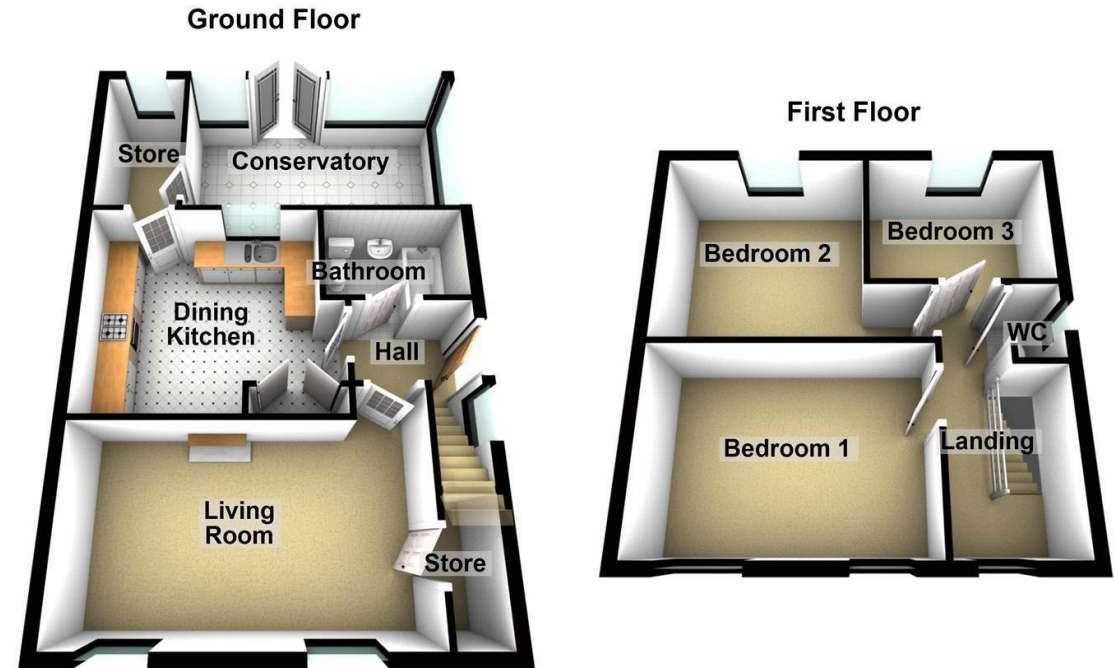
This traditionally styled three bedroom semi-detached residence offers ideal accommodation for the growing family and benefits from uPVC double glazing and gas central heating (Baxi combination boiler). The accommodation comprises entrance hall, living room, dining kitchen with rear store, conservatory, bathroom, three bedrooms and a separate first floor WC. The gardens are a particular feature of sale enjoying privacy to the rear aspect. There is a driveway providing ample off road parking.

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.



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Detailed Accommodation

uPVC double glazed entrance door through to the entrance hall.

ENTRANCE HALL

The entrance hall has doors accessing the living room, the dining kitchen, bathroom, uPVC double glazed window to the side elevation and stairs accessing the first floor.

LIVING ROOM

17'2 x 9'11 (5.23m x 3.02m)

There are two uPVC double glazed windows to the front elevation, radiator and door accessing under stairs storage cupboard housing the Baxi gas fed boiler.

DINING KITCHEN

12'6 x 9' (front of chimney breast) (3.81m x 2.74m (front of chimney breast))

There is a one and a half bowl single drainer stainless steel sink unit with mixer tap over and cupboards under, there is a range of fitted units to the wall and base, roll edge work surface and tiled surround, there is an electric hob with oven under and extractor fan over, there is a radiator, plumbing for washing machine and a built-in pantry store, there is uPVC double glazed window to the rear elevation and a door accessing a rear store.

REAR STORE

9' x 5'8 (2.74m x 1.73m)

A useful space with room to house tall standing fridge and freezer, there is a uPVC double glazed window to the rear elevation and door accessing the conservatory.

CONSERVATORY

14'7 x 8'3 (4.45m x 2.51m)

The conservatory has a brick built base and is of uPVC double glazed construction, there are central double doors overlooking and accessing the garden, there is a suspended ceiling fan light.

BATHROOM

Bathroom is fitted with a white three piece suite comprising panel bath with shower over, low flush WC and pedestal wash hand basin, there is a radiator.

FIRST FLOOR

On the first floor the landing gives way to three bedrooms and a separate WC, there is uPVC double glazed window to the front elevation.

BEDROOM ONE

14' x 9'10 (4.27m x 3.00m)

Two uPVC double glazed windows to the front elevation, radiator

BEDROOM TWO

10'8 x 10'1 (3.25m x 3.07m)

uPVC double glazed window to the rear elevation overlooking the garden, radiator

BEDROOM THREE

9'11 x 6'11 (3.02m x 2.11m)

uPVC double glazed window to the rear elevation overlooking the garden, radiator

SEPARATE WC

Having low flush WC and uPVC double glazed opaque glass window to the side elevation

OUTSIDE

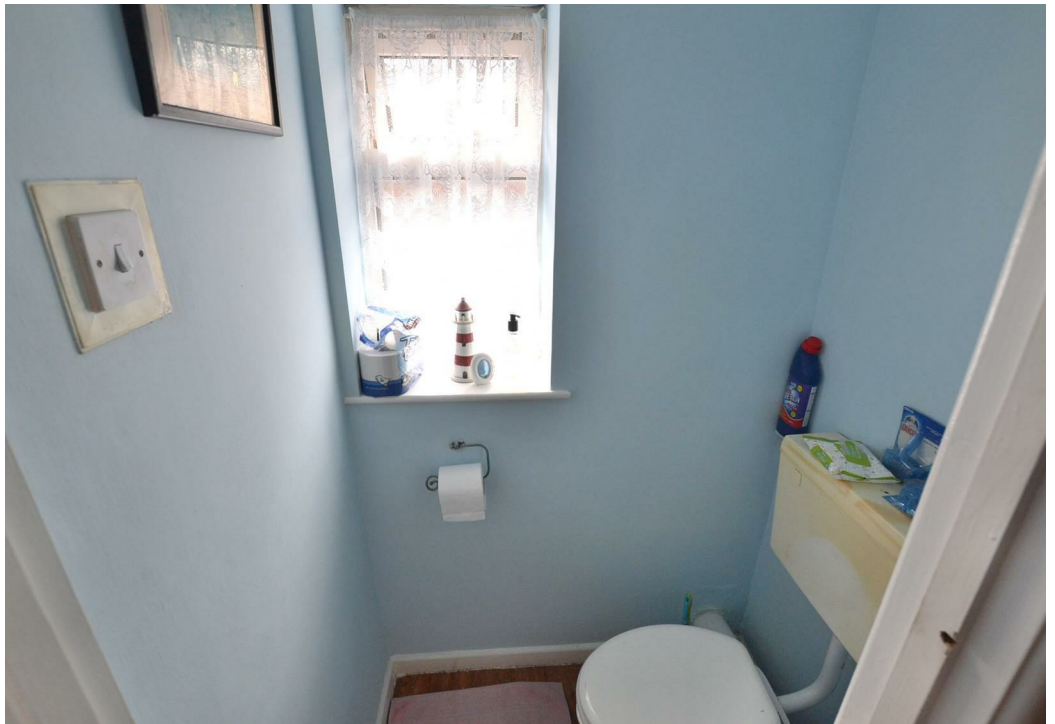
To the front of the property there is a tarmac driveway providing car standing the full width of the property, there is gated side access leading to the area. The rear garden enjoys privacy to the rear aspect and is laid mainly to lawn with slabbed patio and pathways, there is hedged and timber screen fence boundaries and a 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		72
(55-68) D	58	
(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

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Thinking of Selling?

For a free valuation of your property with no obligation
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