



Sinclair

20b Forest Street, Shepshed, Leicestershire, LE12 9DA

£230,000

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Property at a glance

- Central Town Location
- Generously Proportioned Garden
- Well Proportioned Bedrooms
- Council Tax Band*: C
- No Upward Chain
- Driveway and Parking
- 20'3 Long Living Room
- Price: £230,000

Overview

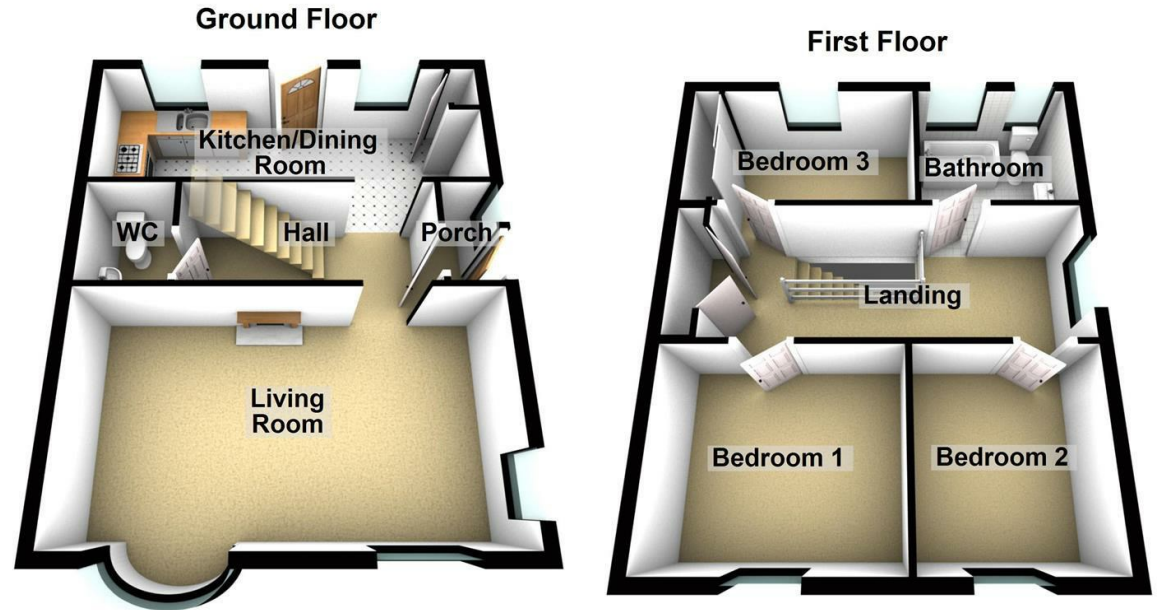
Situated with ease of access to the centre and amenities this bay fronted traditional semi detached residence offers well proportioned accommodation which in brief comprises porch, reception hall, downstairs cloaks/WC, full width living room and dining kitchen. On the first floor landing gives way to three bedrooms and bathroom with three piece suite. Outside the rear garden is generously proportioned and the front has a driveway providing off road car standing. The property is offered with no upward chain.

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

Entrance door with adjacent window through to the entrance porch.

ENTRANCE PORCH

The entrance porch has ceramic tiled floor, cloaks hanging space and door access the reception hall.

RECEPTION HALL

The reception hall has a radiator, stairs accessing the first floor and access to the main living room, downstairs cloakroom/WC and dining kitchen.

LIVING ROOM

11'6 x 20'3 (side of chimney breast) (3.51m x 6.17m (side of chimney breast))
There is a uPVC double glazed walk-in bow window to the front elevation, two further uPVC double glazed windows to the front and side elevation, there is a feature fireplace with slabbed hearth surmounted by a wood burning stove and timber over-mantle, there are two radiators.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a white two piece suite comprising low flush Saniflo WC and wash hand basin with a chrome mixer tap, under stairs storage cupboard and cloaks hanging space.

DINING KITCHEN

20'3 x 6'11 (6.17m x 2.11m)

The kitchen area has a one and a half bowl single drainer sink unit with chrome mixer tap over and cupboards under, there is fitted solid units to the wall and base, wooden work surface and tiled surround, there is plumbing for washing machine and space for a range over with extractor fan over, uPVC double glazed windows to the rear elevation and door access the rear garden and to the dining area there is a radiator.

FIRST FLOOR

On the first floor the landing gives way to three bedrooms and bathroom with a white suite,. Opaque glass window to the side elevation, radiator, loft access hatch and built-in storage cupboard.

BEDROOM ONE

11'3 x 10'1 (3.43m x 3.07m)

Window to the front elevation, radiator.

BEDROOM TWO

11'2 x 9'9 (3.40m x 2.97m)

Window to the front elevation, radiator.

BEDROOM THREE

9'2 x 6'10 (front of wardrobe/cupboard) (2.79m x 2.08m (front of wardrobe/cupboard))

Window to the rear elevation, radiator, built-in wardrobe/cupboard

BATHROOM

The bathroom is fitted a free standing claw foot and roll top bath with telephone style chrome mixer tap, there is a low flush WC and pedestal wash hand basin, there are two windows to the rear elevation.

OUTSIDE

To the front of the property is a driveway providing off road car standing with slabbed pathway leading to the side. The rear garden is generously proportioned with a raised timber decking area. There is a private rear aspect, timber screen fencing. The garden is currently undergoing clearance.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(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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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?

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