



Sinclair

4 Mill Close, Shepshed, Leicestershire, LE12 9UA

£350,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Four Bedrooms
- Cul-De-Sac Setting
- Ideal Family Home
- Council Tax Band*: D
- Detached
- Well Maintained Garden
- Garage
- Price: £350,000

Overview

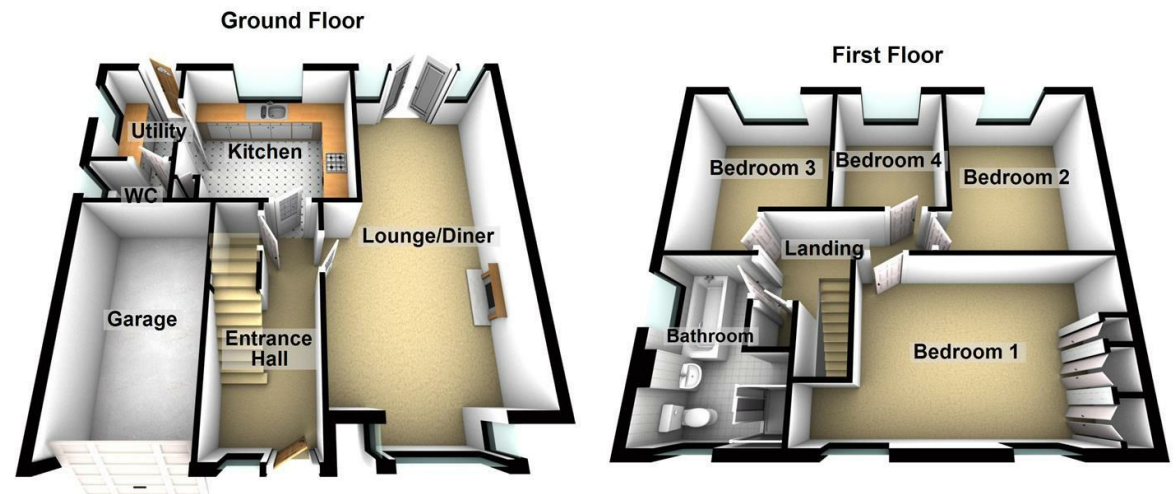
This generously proportioned FOUR BEDROOM DETACHED FAMILY HOME comes to the market occupying a great position, nestled within one of Shepshed's more exclusive cul-de-sacs. Enjoying ample OFF-ROAD PARKING and benefitting from a sunny aspect, this property in brief comprises; entrance hall, lounge/diner, kitchen, utility and guest cloakroom to the ground floor. To the first floor are four bedrooms and the family bathroom.

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.



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Detailed Accommodation

ENTRANCE HALL

Entered through a composite front door with inset opaque double glazed panel and adjacent uPVC double glazed windows.

LOUNGE / DINER

11'7" x 21'4" (3.53m x 6.50m)

uPVC double glazed box bay window to the front elevation and a further uPVC framed french doors to the rear elevation. Coving and inset multi fuel burner fireplace.

KITCHEN

11'5" x 10' (3.48m x 3.05m)

Range of wall and base units with roll edge work surfaces, one and a half bowl sink and drainer unit, four ring gas hob with filtration hood over, electric oven and grill, tiled splash backs, heated towel rail, tile effect laminate flooring, space and plumbing for appliances and a uPVC double glazed window to the rear elevation.

UTILITY ROOM

5'2" x 7' (1.57m x 2.13m)

Work surface with space and plumbing for appliances under, continued tile effect laminate flooring from the kitchen, gas fired central heating boiler, opaque uPVC double glazed window to the side elevation and rear uPVC door with inset double glazed opaque glass panel.

WC

Continued flooring from the utility room, low level push button WC, wall mounted wash hand basin with tiled splash backs and opaque uPVC double glazed window to the side elevation.

ON THE FIRST FLOOR

Stairs rising to the first floor landing grants access to all bedrooms and family bathroom. Airing cupboard and loft access hatch.

BEDROOM ONE

14'6" x 11'3" (4.42m x 3.43m)

Two uPVC double glazed windows to the front elevation.

BEDROOM TWO

9'1" x 9'7" (2.77m x 2.92m)

uPVC double glazed window to the rear elevation.

BEDROOM THREE

8'8" x 9'7" (2.64m x 2.92m)

uPVC double glazed window to the rear elevation.

BEDROOM FOUR

8'7" x 6'6" (2.62m x 1.98m)

uPVC double glazed window to the rear elevation.

FAMILY BATHROOM

8'8" x 11'3" (2.64m x 3.43m)

(Maximum measurements)

This four piece white suite comprises; double walk-in shower enclosed with electric power shower over, low level push button WC, pedestal wash hand basin, part tiled walls, panel bath enjoying with a mixer shower tap, heated towel rail, extractor fan and opaque uPVC double glazed windows to both front and side elevations.

OUTSIDE

PRIVATE REAR GARDEN

The rear garden has a well maintained lawn with a paved walkway to the side facilitated by water points with side gated access, pebbled edging and edged with timber framed fly board. Also enjoying a sunny aspect with a range of mature shrubs with flower beds and vegetable plot, green house and further rear gate.

GARAGE

8'8" x 16'9" (2.64m x 5.11m)

Electric roller front door with both light and power.

FRONT GARDEN

A tarmac driveway offers off road parking for multiple vehicles and edged with stone shingling leading to a well maintained lawn and granting access to the front door beneath a canopy porch facilitated by wall mounted lantern style lighting.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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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9 Bullring, Shepshed, Leicestershire, LE12 9PX
Tel: 01509 600610

Email: shepshed@sinclairstateagents.co.uk