



Sinclair



9 Moorfield Place, Shepshed, Loughborough, Leicestershire, LE12 9AW

£250,000

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Property at a glance

- End of Terrace Cottage
- Off Road Parking
- Centre of Town location
- Council Tax Band*: C
- Three Bedrooms
- Separate brick-built outbuilding / store
- Development Potential*
- Price: £250,000

Overview

****OFFERED WITH NO UPWARD CHAIN**** This THREE BEDROOM COTTAGE occupying a very generous plot provides potential for further modernisation and development (subject to planning permission). It occupies a centre of town location and, in brief, offers off road parking, three bedrooms with a further study to the first floor with lounge, kitchen and bathroom to the ground floor, facilitated by an entrance porch.

Location**

Shepshed, which sits within the Borough of Charnwood, is its second largest conurbation after the town of Loughborough. The village originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory / commuter town for Loughborough, Leicester, Derby and Nottingham. It is served by several Primary schools and a Secondary school, Iveshead. It boasts a number of sports teams including football, rugby and cricket clubs. It is a well serviced town with ASDA & Co-Op supermarkets in its centre, in addition, to a newly opened Aldi. These facilities are complimented by a number of local independent stores, cafes, pubs and restaurants and the recently re-vamped Market Place area. Shepshed has excellent transport links being located in close proximity to J23 of the M1. Public transport also includes direct Skylink service to nearby East Midlands Airport (7.4 miles). Access to rail services can be achieved via Loughborough (5.5 miles) or East Midlands Parkway. **** 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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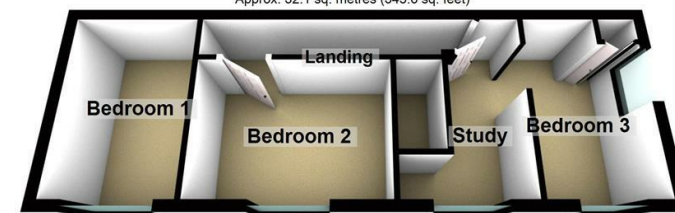
Ground Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.6 sq. feet)



Total area: approx. 74.1 sq. metres (797.9 sq. feet)

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Detailed Accommodation

ENTRANCE PORCH

Comprising a uPVC double glazed construction and entered via a uPVC framed door and granting access, via internal door, to the entirety of the ground floor.

KITCHEN DINER

11'1 x 12'9 (3.38m x 3.89m)

Inclusive of a range of wall and base units, a sink and drainer with tiled splashbacks, a free standing gas over/four ring hob with space and plumbing for further appliances. It also features a cast-iron Parkray Chilton central heating solid fuel burner on a quarry tiled hearth. Other benefits include vinyl flooring, a dado rail, coving and a uPVC double glazed bay window to front, overlooking the garden.

SIDE LOBBY

Accessible from the kitchen the side lobby gives way to both the family bathroom and pantry / utility area (with plumbing for in-situ washing machine) in turn comprises laminate flooring, a timber framed opaque single glazed window to side and coving whilst also featuring an opaque uPVC double glazed window to front.

BATHROOM

7' x 8'4 (2.13m x 2.54m)

This three piece suite comprises a low level WC, pedestal wash hand basin, panel bath with electric shower over, a splash screen, extractor fan, coving, opaque uPVC double glazed window to side and an airing cupboard housing the hot water cylinder.

LOUNGE

12' x 10'8 (3.66m x 3.25m)

Enjoying a uPVC double glazed bay window to front with further uPVC double glazed window to side, a dado rail, coving and having a gas fired wall mounted fireplace whilst also granting access to an under stairs storage area which in turn comprises a single glazed timber framed window to side.

FIRST FLOOR

Stairs rising to the first floor landing give access to the three bedrooms and a study/dressing room.

BEDROOM ONE

8'5 x 10'4 (2.57m x 3.15m)

Having uPVC double glazed window to front, coving, radiator and a loft access hatch.

BEDROOM TWO

9'9 x 7'4 (2.97m x 2.24m)

Having uPVC double glazed window to front, coving radiator and a loft access hatch.

BEDROOM THREE

6'6 x 9'8 (1.98m x 2.95m)

Accessible via the study space / fourth bedroom and benefitting from a dual aspect with uPVC double glazed windows to front and side and also having a fitted cupboard / wardrobe.

STUDY/BEDROOM FOUR

5'4 x 11' (1.63m x 3.35m)

Having uPVC double glazed window to front, coving, radiator and a loft access hatch.

OUTSIDE

Benefitting from a tarmac driveway / hard-standing area offering off road parking for multiple vehicles accessed via a set of, newly installed, wooden double gates. It additionally comprises a large lawned area, complimented by borders featuring a range of shrubs. There is garden shed, with an installed workbench, and further brick built building storage area. A paved walkway provides access to the front of the house and the personal side entrance wooden gates, again, recently installed.

The outbuilding, located directly opposite the property on Moorfield Place - frontage accessed via gated walkway - is of brick construction and comprises two separate stores each with their own entrance door.

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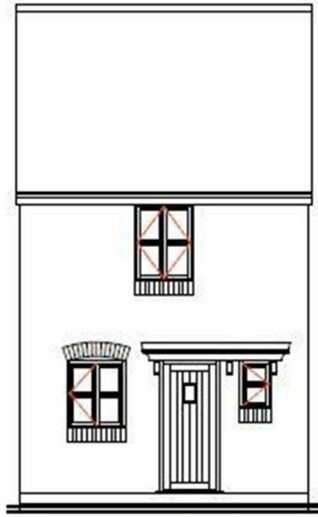
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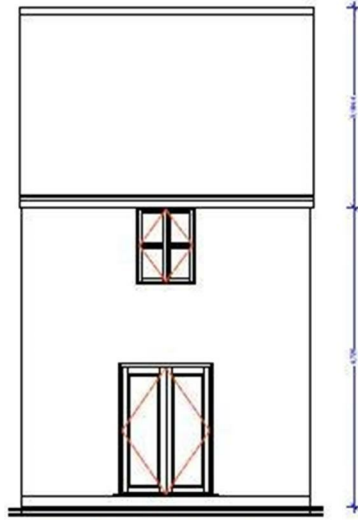


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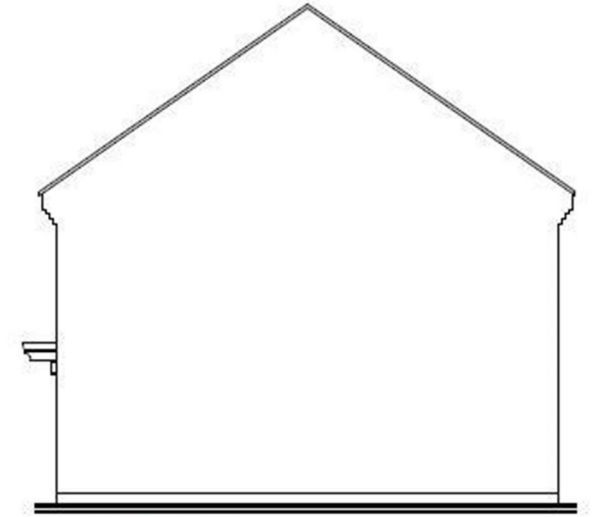




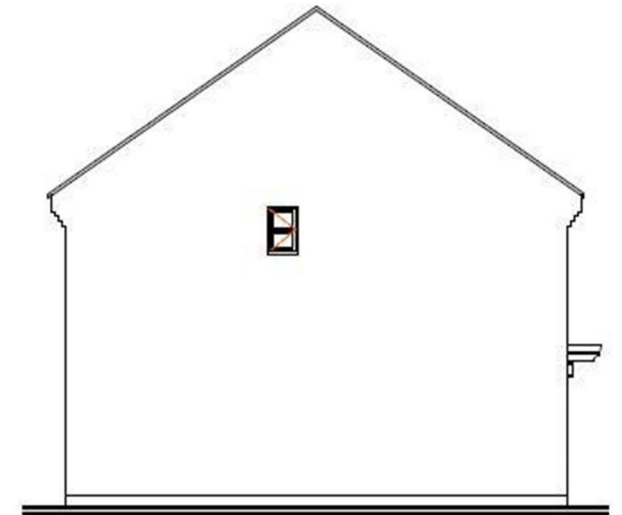
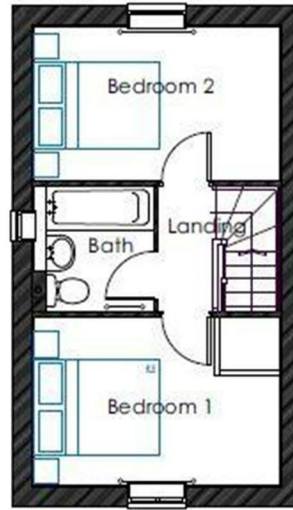
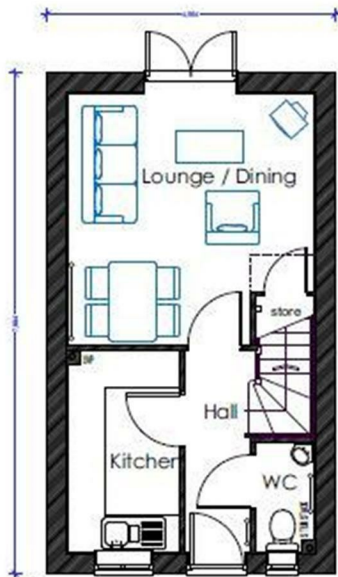
Front Elevation



Rear Elevation




Side Elevation



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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call Sinclair on 01509 600610



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