



Sinclair

1 St. Bernards Close, Shepshed, Leicestershire, LE12 9LT

Offers Over £230,000

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Property at a glance

- Beautifully Maintained Property
- Contemporary Dining Kitchen
- Driveway And Garaging
- Council Tax Band*: B
- Three Well Proportioned Bedrooms
- Gardens Front, Side And Rear
- Ample Off-Road Parking
- Price: £230,000

Overview

This WELL MAINTAINED THREE BEDROOM FAMILY HOME has gardens to the front, side and rear, modernise internal accommodation comprising Entrance hall, Living Room, contemporary fitted Dining Kitchen with pantry store, a WC and shower room and three well proportioned bedrooms. There are lawned gardens to the front and side with a further courtyard patio to the rear. The driveway providing off-road car standing and a detached garage. EPC RATING D

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.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

uPVC double glazed entrance door through to the reception hall which in turn has stairs accessing the first floor, panelled doors accessing the main living area, the dining kitchen, downstairs WC and shower room.

Living Room

15'11" x 10' (to side of chimney breast) (4.85m x 3.05m (to side of chimney breast))

uPVC double glazed window, radiator and a feature central fireplace with gas fed, live flame fire and marble hearth and surround.

Dining Kitchen

11'11" x 10'6" (3.63m x 3.20m)

Contemporary styled kitchen with a single drainer sink unit, chrome swan neck mixer tap over, cupboards under, a range of fitted units to the wall and base, roll edged work surface, tiled surround, stainless steel gas hob with oven under and extractor fan over, plumbing for washing machine, integrated slimline dishwasher, fridge and freezer. There's a radiator, a pantry store and airing cupboard housing the hot water cylinder with additional storage over. uPVC double glazed window.

Downstairs WC

Fitted with white low flush WC, uPVC double glazed opaque glass window.

Shower Room

With a corner shower cubicle with door screening, a vanity unit mounted by a wash hand basin with chrome mixer tap, radiator, uPVC double glazed opaque glass window, tiled walls.

FIRST FLOOR

Landing

Gives way to three well proportioned bedrooms, loft access hatch and radiator.

Bedroom One

14'3" x 9'5" (front of wardrobe/cupboards) (4.34m x 2.87m (front of wardrobe/cupboards))

uPVC double glazed window, radiator and ample range of fitted wardrobes/cupboards.

Bedroom Two

12'9" x 7'11" (front of wardrobe/cupboards) (3.89m x 2.41m (front of wardrobe/cupboards))

Two uPVC double glazed windows, radiator and fitted wardrobe/cupboards.

Bedroom Three

8'3" x 7'10" (2.51m x 2.39m)

uPVC double glazed window, radiator.

OUTSIDE

Gardens to the front, side and rear.

Front

To the front of the property is double gated access and a hedged front boundary, a driveway providing off-road car standing, two lawned garden areas. Driveway accesses the detached garage. Personal access gate leading to the side and rear, a slabbed patio area, outside brick built store with bin storage area and a rear courtyard patio garden with outside water tap.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	63	
(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	

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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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