



Sinclair

2 Shepherds Close, Shepshed, Leicestershire, LE12 9SQ

£220,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Extended Family Home
- Baxi Combination Boiler
- Separate Utility Room
- Council Tax Band*: C
- uPVC Double Glazing
- Cul-de-sac Setting
- No Upward Chain
- Price: £220,000

Overview

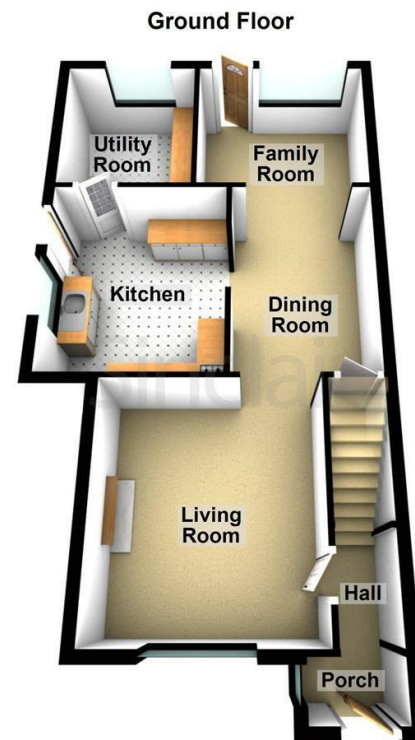
Situated on an ever popular cul-de-sac this EXTENDED three bedroom family home is offered with NO UPWARD CHAIN and offers super downstairs living space. The property benefits from uPVC double glazing and gas central heating and the accommodation comprises porch, inner hall, living room, separate dining room, further extended family room, kitchen and separate utility room. On the first floor landing gives way to three bedrooms and a bathroom. Outside there is a generously proportioned garden to the rear and a block paved driveway providing off road car standing to the front.

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.



2 Shepherds Close, Shepshed, Leicestershire, LE12 9SQ

Sinclair

Detailed Accommodation

DETAILED ACCOMMODATION

uPVC double glazed entrance door with inset leaded light stain glass and opaque glass window through to the entrance porch.

Entrance Porch

The entrance porch has a meter cupboard, double glazed window to the side elevation and access to the inner hall.

Inner Hall

The inner hall has stairs to the first floor and door through the living room.

Living Room

13'3 x 11' (side of chimney breast) (4.04m x 3.35m (side of chimney breast))
uPVC double glazed window to the front elevation, radiator, wood effect laminate floor, fire place with wooden sides and over-mantle and inset electric fire, there is open access to the dining room.

Dining Room

11'9 x 7'9 (3.58m x 2.36m)

Door accessing a generously portioned under stair storage cupboard, radiator, wood effect laminate flooring, there is access to the fitted kitchen (utility room off) and open access to family room.

Family Room

9'8 x 8'1 (2.95m x 2.46m)

This extension to the property offers flexibility in the accommodation with uPVC double glazed window and door to the rear elevation and garden, there is a radiator.

Fitted Kitchen

10' x 7'9 minimum 11'8 maximum (3.05m x 2.36m minimum 3.56m maximum)
The kitchen has a single drainer sink unit mixer tap over and cupboards under, there are fitted units to the wall and base, rolled edge work surface and tiled surround, there is a gas hob with oven under and extractor fan over, there is a wall mounted gas combination Baxi boiler, there is under unit space for additional appliances or a small breakfast bar area, uPVC double glazed window and door to the side elevation. From the kitchen there is a door through to the utility room.

Utility Room

8'1 x 7'8 (2.46m x 2.34m)

uPVC double glazed window to the rear elevation, there is plumbing for washing machine, space for further kitchen appliances, work surfaces and cloaks hanging space.

FIRST FLOOR

On the first floor the landing gives way to three bedrooms and a bathroom, there is a loft access hatch and storage cupboard.

Bedroom One

11'1 x 8'5 (not including alcoved recess) (3.38m x 2.57m (not including alcoved recess))

uPVC double glazed window to the front elevation, radiator and an alcoved recess with hanging rails and builtin shelving.

Bedroom Two

9'2 x 8'6 (2.79m x 2.59m)

uPVC double glazed window to the rear elevation, radiator. Re-fitted carpets (2024)

Bedroom Three

9'2 x 5'4 (2.79m x 1.63m)

uPVC double glazed window to the rear elevation, radiator. Re-fitted carpets (2024)

Bathroom

The bathroom is fitted with a panel bath with chrome taps and a re-fitted vanity it with wash hand basin and low flush WV with concealed cistern (2024) shower over, there is low flush WC and pedestal wash hand basin, there is a radiator, uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

To the front of the property is a block paved driveway providing off road car standing for two to three cars, there is gated side access leading to the rear.

Garden

The rear garden is well proportioned and of low maintenance with patio and gravelled areas, there is a timber built shed, timber screen fencing and a variety of mature plants, shrubs and ornamental tree to the rear boundary.

2 Shepherds Close, Shepshed, Leicestershire, LE12 9SQ

Sinclair



2 Shepherds Close, Shepshed, Leicestershire, LE12 9SQ

Sinclair



2 Shepherds Close, Shepshed, Leicestershire, LE12 9SQ

Sinclair




2 Shepherds Close, Shepshed, Leicestershire, LE12 9SQ



2 Shepherds Close, Shepshed, Leicestershire, LE12 9SQ

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (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

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk