



# Sinclair

28A Britannia Street, Shepshed, Leicestershire, LE12 9AE

£210,000

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## Property at a glance

- Central Town Location
- Three Bedrooms
- Parking To Rear
- Council Tax Band\*: B
- Master En-Suite
- Dining Kitchen
- Ideal FTB/Investment
- Price: £210,000

## Overview

This MODERN three bedroom town house with master en-suite is ideally located in the centre of Shepshed, ease of access to the local amenities. The property would make an ideal family or rental investment and in brief comprises; reception hall, cloakroom/w.c, fitted dining kitchen, living room; on the first floor a generous open landing space gives way to three bedrooms (with en-suite to bedroom one) and a family bathroom. Outside a low maintenance rear garden and driveway for two cars, located at the rear. EPC Rating B.

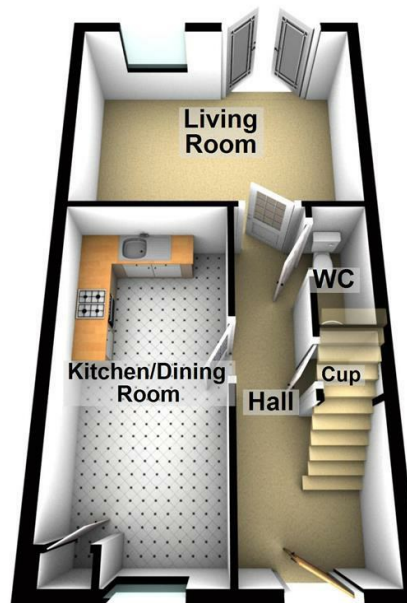
## Location\*\*

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)

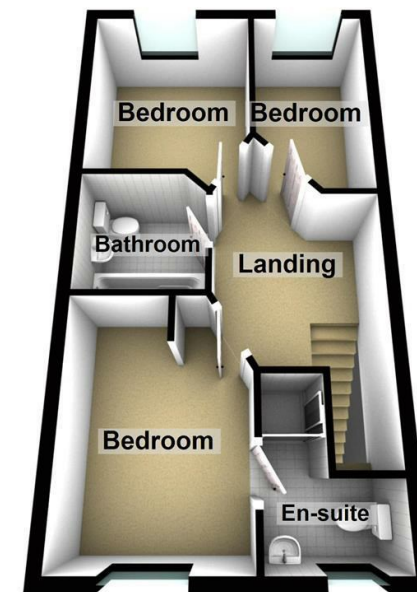


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### DETAILED ACCOMMODATION

uPVC double glazed entrance door through to the reception hall.

#### Reception Hall

A welcome open space with balustrade staircase accessing the first floor, radiator, understairs storage cupboard and doors accessing cloakroom oblique w.c, living room and fitted dining kitchen.

#### Downstair W.C / Cloakroom

Fitted with a white low flush w.c with concealed cistern, vanity with wash hand basin and storage under.

#### Fitted Dining Kitchen

17'5 x 8'0 (5.31m x 2.44m)

The kitchen area has a single drainer sink unit with chrome mixer tap over and cupboards under, fitted units to the wall and base, rolled edge work surfaces, electric hob with oven under and extractor fan over, plumbing for washing machine and space for tall standing fridge freezer, radiator.

#### Dining Area

To the dining area there is a radiator, uPVC double glazed box bay window, cupboard housing the concealed combination gas boiler with shelving under.

#### Living Room

15'0 x 11'0 (4.57m x 3.35m)

uPVC double glazed window, French patio doors overlooking and accessing the garden, radiator.

### FIRST FLOOR

On the first floor there is a generous open landing space gives way to three bedrooms (with en-suite to bedroom one) and a family bathroom, radiator.

#### Bedroom One

11'9 x 8'5 (into recess) (3.58m x 2.57m (into recess))

uPVC double glazed window, radiator, recess to accommodate wardrobe oblique cupboard, door accessing the en-suite shower room.

#### En-Suite Shower Room

Has a shower cubicle with thermostatic shower, low flush w.c with concealed cistern, vanity unit with wash hand basin and cupboards under, radiator and a uPVC double glazed opaque window.

#### Bedroom Two

9'2 x 8'10 (2.79m x 2.69m)

uPVC double glazed window, radiator.

#### Bedroom Three

10'11 x 6'0 (3.33m x 1.83m)

uPVC double glazed window, radiator.

#### Family Bathroom

Fitted with a modern white three piece suite comprising panel bath with thermostatic shower over, vanity unit with inset wash hand basin, cupboards under, a low flush w.c with concealed cistern, heated chrome towel rail and tiled splash backs with inset shelving.

#### Rear Garden

Enclosed low maintenance garden to the rear with slabbed patio, gravelled and timber decking areas, raised railway sleeper style planters, gated access leading to the off road parking for two cars.



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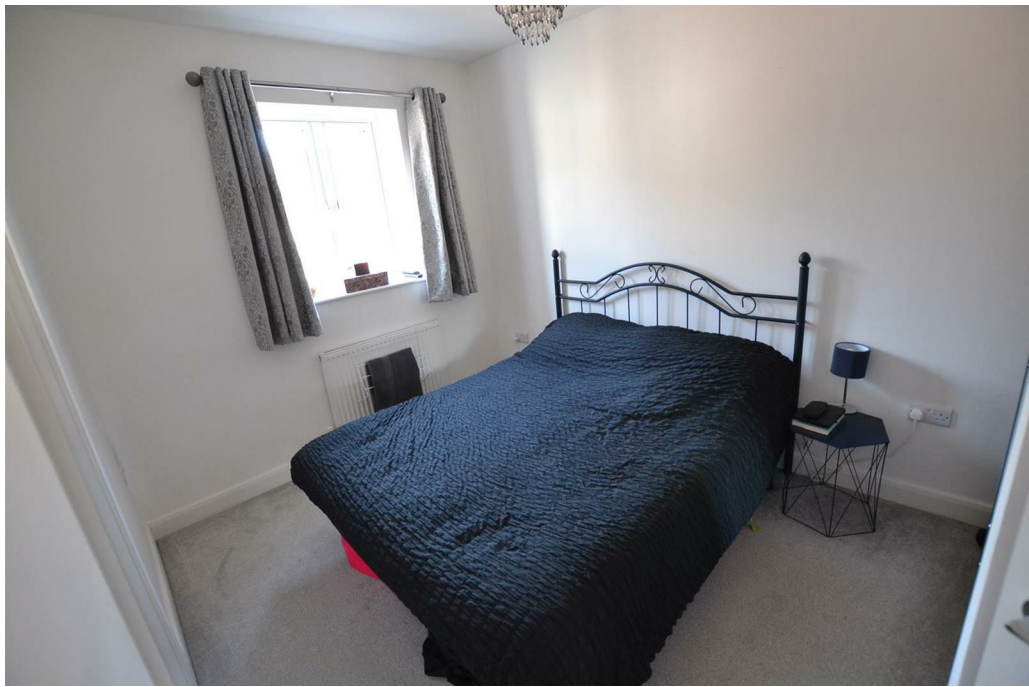
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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\* 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.

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