



Sinclair

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

£210,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Central Town Location
- Three Bedrooms
- Parking To Rear
- Council Tax Band*: B
- Master En-Suite
- No Upward Chain
- Ideal FTB/Investment
- Price: £210,000

Overview

This MODERN three bedroom town house OFFERED WITH NO UPWARD CHAIN 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.

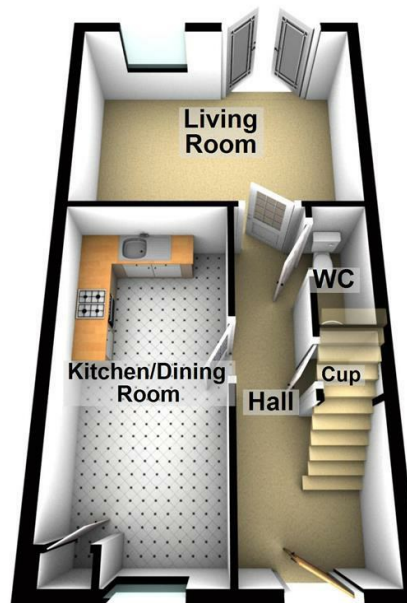
Location**

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



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

Sinclair

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.



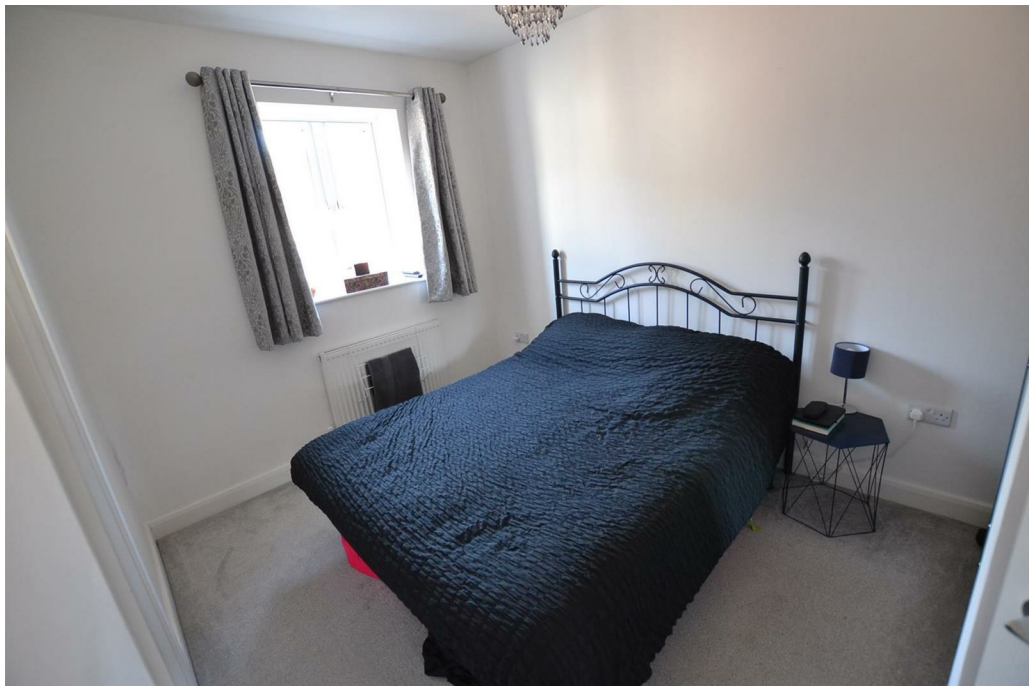
28A Britannia Street, Shepshed, Leicestershire, LE12 9AE

Sinclair



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

Sinclair



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

Sinclair



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





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

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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.sinclairstateagents.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@sinclairstateagents.co.uk