



Sinclair

19 Wightman Close, Shepshed, Leicestershire, LE12 9NQ

£297,500

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Property at a glance

- Four Bedrooms
- En-suite & Family Bathroom
- Corner Plot
- Council Tax Band*: D
- Extended Dining Room
- Off Road Parking
- Detached Garage
- Price: £297,500

Overview

This EXTENDED FOUR BEDROOM DETACHED FAMILY HOME, comes to the market occupying a CORNER PLOT, and is situated within the popular commuter town of Shepshed. In brief the property benefits from a ground floor w.c., utility room, kitchen, extended dining room and separate lounge with stairs rising to the first floor, giving way to four bedrooms, including the family bathroom and en suite shower room respectively. Externally the property features a detached garage, ample off road parking and a private rear garden. EPC RATING AWAITED.

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.



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ENTRANCE HALL

Entered through a uPVC front door and comprising stairs rising to the first floor, access to understairs storage and solid timber flooring.

GUEST CLOAKROOM

Comprising a low level push button w.c., pedestal wash hand basin with mono block mixer taps, part tiled walls, timber flooring and opaque uPVC glazed window.

LOUNGE

11'7 x 15'7 (3.53m x 4.75m)

Enjoying coving, uPVC double glazed window to the front, opening into the dining room via double opening timber framed doors.

EXTENDED DINING ROOM

10'10 (narrowing to 9'7) x 19'8 (3.30m (narrowing to 2.92m) x 5.99m)

Featuring coving, uPVC double glazed window to the rear and uPVC double glazed patio doors accessing the rear garden.

KITCHEN

8'3 x 12'0 (2.51m x 3.66m)

Inclusive of an attractive range of wall and base units, a four ring electric hob, a double electric oven and grill with extractor hood over, space and plumbing for appliances, sink and drainer unit, ceramic tiled flooring, and uPVC double glazed window to the rear, whilst opening into the utility room.

UTILITY ROOM

8'1 x 16'4 (2.46m x 4.98m)

Opening from the kitchen, the utility room enjoys coving space and plumbing for appliances, uPVC doors to front and rear accessing both the driveway and rear garden respectively and featuring a uPVC double glazed window to the side and ceramic tiled flooring.

FIRST FLOOR LANDING

Stairs ascending the first floor landing give way to four good sized bedrooms including an en suite shower room and family bathroom and comprise a loft hatch, uPVC double glazed window to the side and access to over stairs storage which in turn hosts the gas fired central heating boiler.

BEDROOM ONE

10'3 x 10'0 (3.12m x 3.05m)

Having uPVC double glazed window to the front.

EN - SUITE

5'11 x 5'7 (1.80m x 1.70m)

With three piece suite comprises a low level w.c. pedestal pedestal wash hand basin and with mono bloc mixer tap, a corner shower enclosure with thermostatic mixer tap, ceramic tiled floor, tiled walls, a shaver point and an opaque double glazed window to the side.

BEDROOM TWO

8'9 x 10'2 (2.67m x 3.10m)

Having double fitted wardrobe, timber effect laminate flooring, uPVC double glazed window to rear.

BEDROOM THREE

7'5 x 7'1 (2.26m x 2.16m)

Benefiting from a fitted storage cabinet, uPVC double glazed window and timber effect laminate flooring.

BEDROOM FOUR

8'1 x 6'9 (2.46m x 2.06m)

Having timber effect laminate flooring, and uPVC double glazed window to the front.

FAMILY BATHROOM

5'7 x 6'9 (1.70m x 2.06m)

With three piece suite comprising push button w.c., pedestal wash hand basin, panelled bath with splash screen and mixer tap over, ceramic tiled flooring, tiled walls, a chrome heated towel radiator and extractor fan.

PRIVATE REAR GARDEN

A paved area gives way to a raised lawn beyond a brick wall partition boasts a range of shrubs via a side gated access.

FRONT

A tarmac driveway offers off road parking for multiple vehicles and sits adjacent to an area of slate shingling, a further block paved patio accessing the front door.

DETACHED GARAGE

8'4 x 18'0 (2.54m x 5.49m)

Benefiting from both light and power, the garage is accessible via an up and over door to the front, and timber framed personal door to the side with adjacent timber framed opaque single glazed window.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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