



Sinclair

6 Lambert Avenue, Shepshed, Leicestershire, LE12 9QH

£325,000

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Property at a glance

- Beautifully Maintained Property
- Downstairs WC & Utility
- Close to Town Centre
- Garden Room/Home Office
- Council Tax Band*: D
- No Upward Chain
- Open Plan Dining Kitchen
- Private Rear Garden
- Price: £325,000

Overview

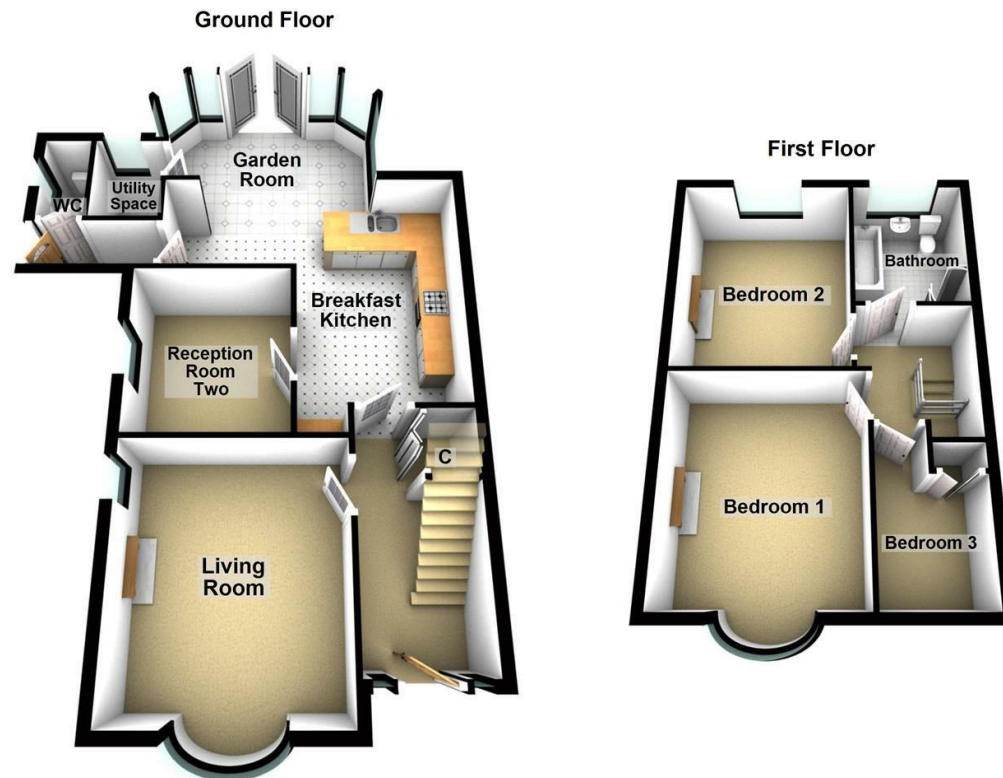
A beautifully maintained bay fronted detached property with NO UPWARD CHAIN and ease access to the town centre and amenities. The property enjoys period characteristics and in brief comprises: reception hall, living room, dining kitchen which opens to a pleasant garden/ sitting room; there is a lobby, utility room and downstairs wc. On the first floor there are three bedrooms and bathroom. Outside there is a drive way to the front, a private rear and mature garden with converted garage/ garden room which is fitted out as a comfortable home office space. Epc 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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Detailed Accommodation

DETAILED ACCOMMODATION

Arched storm porch with period tiled flooring, entrance door through to the reception hall.

Reception Hall

Radiator, balustrade staircase accessing the first floor with period carpet arms, wood stripped herringbone flooring, doors accessing the main living room, understairs storage oblique cloak cupboard and breakfast kitchen.

Living Room

13'7 x 12'0 (not including bay windows) (4.14m x 3.66m (not including bay windows))
uPVC double glazed bay window to the front elevation, radiator, wood stripped flooring, feature period style fireplace with tiled hearth, wooden sides and over mantle, with decorative inset tiling to the sides. Further uPVC double glazed window, picture rail, coving to ceiling and ceiling rose.

Breakfast Kitchen

12'0 x 9'10 (3.66m x 3.00m)

A one and a half bowl single drainer stainless steel sink unit, cupboards under, fitted units to wall and base, solid wooden work surfaces, gas and electric cooker points, plumbing for dishwasher and space for tall standing fridge freezer, tiled flooring, open access to the garden room, door accessing reception room two and an inner hallway.

Reception Room Two

9'10 x 8'11 (3.00m x 2.72m)

This room is currently used as a music room but could be utilised as a separate dining room, uPVC double glazed window, radiator, continued tiled flooring.

Garden Room

9'9 x 9'8 (2.97m x 2.95m)

Has a brick built base, uPVC double glazed construction with French doors opening and accessing the garden, a door accessing a utility space and a radiator.

Utility Space

Plumbing for a washing machine, uPVC double glazed window and pantry shelving.

Inner Hallway

Has cloaks hanging space, door accessing a downstairs cloak room oblique w.c and door through to car port.

Downstairs W.C

Fitted with a low flush w.c, wash hand basin, radiator, uPVC double glazed opaque glass window.

FIRST FLOOR

Landing gives way to three bedrooms and bathroom, fitted with a four piece suite. uPVC double glazed window offering natural light to the landing, loft access hatch with pull down ladder.

Bedroom One

12'0 x 13'6 (not including bay window) (3.66m x 4.11m (not including bay window))
uPVC double glazed bay window, radiator, feature ornamental period cast iron fireplace, uPVC double glazed window to the side elevation, picture railing.

Bedroom Two

13'2 x 11'0 (4.01m x 3.35m)

uPVC double glazed window overlooking the garden, radiator, picture railing.

Bedroom Three

7'5 x 6'3 (not including wardrobe/cupboard) (2.26m x 1.91m (not including wardrobe/cupboard))

uPVC double glazed window, radiator, built in wardrobe oblique cupboard.

Bathroom

Fitted with a four piece suite comprising panel bath, telephone style chrome mixer shower tap, separate shower cubicle, low flush w.c, pedal stool wash hand basin, radiator, uPVC double glazed opaque glass window.

OUTSIDE

There is a hedge to the front boundary with a driveway providing off road car standing, shaped lawn. The driveway continues to a covered carport area, double gated access leading to the rear garden.

Detached Garage

This has been converted and sectioned to a home office and separate workshop.

Home Office

10'9 x 9'8 (3.28m x 2.95m)

Has double doors adjacent windows, wood burning stove, electric light and power, plaster boarding and insulation.

Work Shop

10'1 x 10'5 (3.07m x 3.18m)

To the rear of home office is a separate work shop with a window, personal access door to the garden, rafter storage, electric light and power.

Rear Garden

The rear garden is beautifully maintained and offers privacy to the plot with shaped lawned areas, block paved pathways and timber decking seating area with pergola over, variety of mature plants, shrubs and trees.

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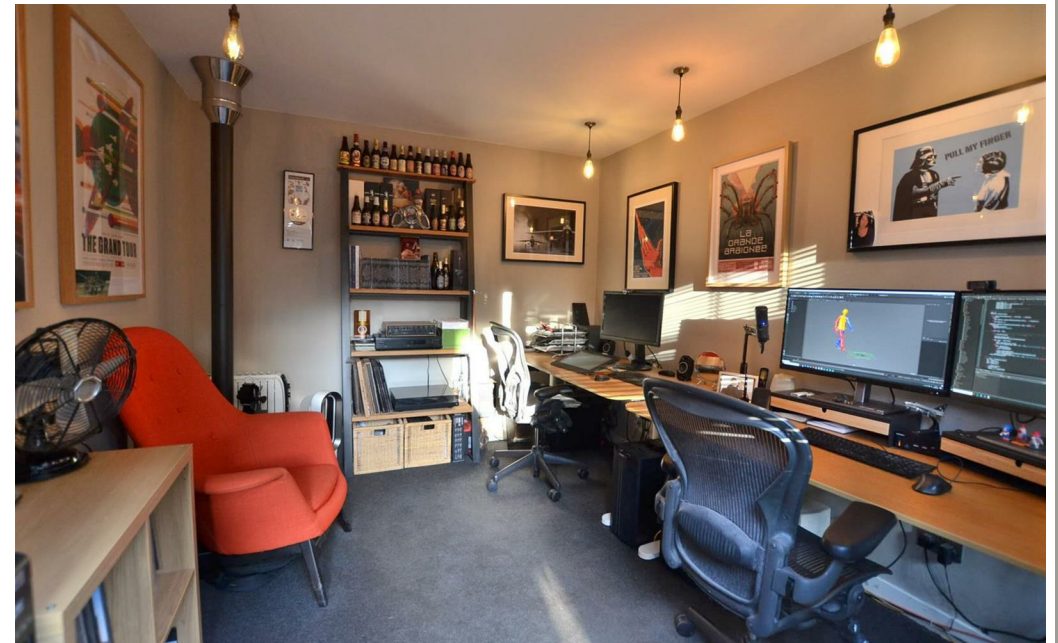
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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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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