



Sinclair

145 Charnwood Road, Shepshed, Leicestershire, LE12 9NL

£115,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Period Bay Fronted Residence
- Two Reception Rooms
- Renovation Required
- Council Tax Band*: A
- Three Bedrooms
- uPVC Double Glazing
- Price: £115,000

Overview

This bay fronted period residence requires renovation and an ideal investment opportunity. The property benefits from uPVC double glazing throughout and although there is no gas central heating, there is a gas feed to the property. The accommodation in brief comprises storm porch, reception room 1/living room, inner lobby, reception room 2/dining room, kitchen and bathroom; on the first floor landing gives way to three bedrooms. Outside there is a front garden, open courtyard, outside brick built store and a garden beyond, with shared pathway offering access to neighbouring properties. EPC RATING F.

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

Canopy Storm Porch

With uPVC double glazed window through to

Reception Room One/Living Room

12'0 x 11'11 (to side of chimney breast not includ (3.66m x 3.63m (to side of chimney breast not inclu)

uPVC double glazed walk in bay window, coving to ceiling, gas fed fire, door to

Inner Lobby

Has door accessing understairs storage cupboard, open access to reception room

Reception Room 2/Dining room

12'0 x 13'0 to side of chimney breast (3.66m x 3.96m to side of chimney breast)

With uPVC double glazed window, door with stairs accessing the first floor, radiator.

Period larder cupboard, door accessing the kitchen

Kitchen

9'4 x 6'11 (2.84m x 2.11m)

With double drainer sink unit with cupboards under, base and wall units, gas cooker point, space for tall standing fridge/freezer, uPVC double glazed window and door, door accessing the bathroom

Bathroom

With cast iron bath, low level w.c., pedestal wash hand basin, uPVC double glazed opaque glass window.

FIRST FLOOR

On the first floor galleried landing gives way to two bedrooms.

Front Bedroom One

12'1 x 11'11 (to side of chimney breast) (3.68m x 3.63m (to side of chimney breast))

With uPVC double glazed window.

Bedroom 2

13'1 x 9'0 to side of chimney breast (3.99m x 2.74m to side of chimney breast)

With uPVC double glazed window and door accessing the loft access hatch.

Bedroom 3

With uPVC double glazed window, airing cupboard housing the hot water cylinder.

Outside

To the front of the property there is brick walled garden, to the rear there is an open courtyard, a store area and access to a grassed garden beyond. There is a shared pathway with easement to the neighbouring properties.

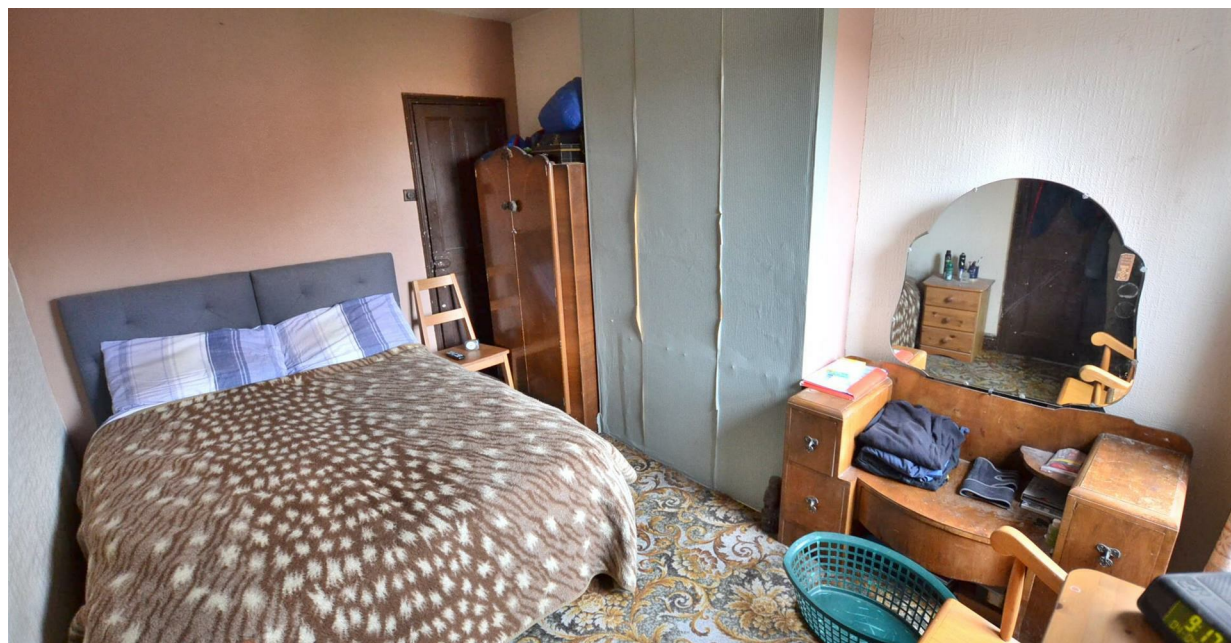
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(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

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Thinking of Selling?

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9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk