



Sinclair

1 Lambert Avenue, Shepshed, Leicestershire, LE12 9QH

£325,000

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Property at a glance

- Individual Detached Home
- Master En suite
- Private Rear Garden
- Council Tax Band*: D
- Four Bedrooms
- Utility Room
- No upward Chain
- Price: £325,000

Overview

An individually built FOUR BEDROOM DETACHED family home, on a non estate location with ease of access to the town centre and amenities. The accommodation comprises reception hall, living room, separate dining room, breakfast kitchen, utility room and downstairs w.c. The first floor landing gives way to four bedrooms, (with en-suite to master) family bathroom, outside there is a driveway, detached garage and private low main rear garden.

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

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uPVC double glazed entrance door through to

Entrance Porch

With door accessing the downstairs w.c., radiator and door through to the reception hall.

Guest Cloakroom

With a white two piece suite, comprising low flush w.c., corner wash hand basin with mixer tap, uPVC double glazed opaque glass window, radiator.

Reception Hall

Has a balustrade staircase accessing the first floor, and doors accessing the main living room, dining kitchen, separate dining room, separate utility room and understairs storage cupboard. Radiator.

Living Room

19'5 x 11'5 (5.92m x 3.48m)

uPVC double glazed windows, two radiators and uPVC double glazed french doors overlooking and accessing the garden.

Separate Dining Room

9'3 x 10'2 (2.82m x 3.10m)

uPVC double glazed windows, radiator.

Utility Room

9'2 x 4'8 (2.79m x 1.42m)

With one and a half bowl sink unit, stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall and base. Plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, radiator. uPVC double glazed door to the side driveway.

Dining Kitchen

11'11 x 9'7 (3.63m x 2.92m)

Single drainer stainless steel sink unit with mixer tap over and cupboards under. Fitted units to the wall and base. Work surface with matching upstand, five ring burner with contemporary extractor fan over and pan drawer under, eye level oven and microwave, integrated fridge and dish washer.

First Floor Landing

The first floor landing gives way to four bedrooms with en suite to master, family bathroom, radiator, loft access hatch with pull down ladder leading to a boarded loft with light.

Master Bedroom

11'8 x 10;1 (3.56m x 3.05m;0.30m)

Two uPVC double glazed windows overlooking the garden, radiator and door accessing the en-suite shower.

En-Suite Shower Room

Fitted with a white three piece suite, comprising corner shower cubicle, low flush w.c. pedestal wash hand basin, two uPVC double glazed opaque glass windows, radiator.

Bedroom Two

10'0 x 9'4 (3.05m x 2.84m)

With uPVC double glazed window, radiator.

Bedroom Three

8'9 x 8'4 minimum x 11'11 maximum (2.67m x 2.54m minimum x 3.63m maximum)

With uPVC double glazed window overlooking the garden, radiator.

Bedroom Four

7'9 x 10'1 maximum x 8'2 minimum (2.36m x 3.07m maximum x 2.49m minimum)

With uPVC double glazed window, radiator.

Family Bathroom

The family bathroom is fitted with a white three piece suite comprising panelled bath, shower over, low flush WC, pedestal wash hand basin, uPVC double glazed opaque glass window, radiator .

Outside

To the front of the property is a walled boundary and gravelled low maintenance garden, block paved driveway providing off road car standing leading to a detached brick built garage. To the rear the garden is enclosed and low maintenance and offers privacy to the plot, slabbed patio area with steps leading to an artificial lawn garden with timber screened fenced boundaries.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(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	

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Fixture & Fittings

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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