



# Sinclair

21 Chapel Street, Shepshed, Leicestershire, LE12 9AF

£205,000

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## Property at a glance

- NO UPWARD CHAIN
- Double Width Driveway
- Generously Proportioned Garden
- Council Tax Band\*: B
- Central Location
- uPVC Double Glazing
- Outside W.C.
- Price: £205,000

## Overview

Situated with ease of access to the Market Place and amenities, this two double bedroom semi-detached property benefits from uPVC double glazing, gas central heating and comprises; entrance hall, living room, dining kitchen with pantry store. On the first floor landing gives way to two double bedrooms, and shower/wet room. Outside the garden is a particular feature of sale with a frontage offering double width driveway, and the rear being generously proportioned and beautifully maintained with an outside useful w.c.

## 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

uPVC double glazed entrance door through to the

#### Entrance Hall

The entrance hall has a slim bar radiator, stairs accessing the first floor, door through to the living room and meter cupboard.

#### Living Room

12'0 x 11'11 to side of chimney breast (3.66m x 3.63m to side of chimney breast)

uPVC double glazed window, radiator, fire place with marble hearth and back, wooden sides and over mantle with inset gas fed fire. Door through to the dining kitchen.

#### Dining Kitchen

12'0 x 8'6 (3.66m x 2.59m)

With single drainer stainless steel sink unit with mixer tap over, cupboards under, rolled edge work surface, units to the wall and base, gas cooker point, plumbing for washing machine. uPVC double glazed window overlooking the garden. Door accessing the garden and door through to the understairs pantry/store.

#### Understairs Pantry Store

With double glazed opaque glass window.

#### First Floor

The first floor landing gives way to two double bedrooms and shower/wet room, uPVC double glazed window.

#### Bedroom One

12'0 x 12'0 to side of chimney breast not includin (3.66m x 3.66m to side of chimney breast not includ)

Two uPVC double glazed windows, fitted cupboard, radiator and built in over stair wardrobe/cupboard.

#### Bedroom Two

8'7 x 8'7 (2.62m x 2.62m)

With uPVC double glazed window overlooking the garden, radiator.

#### Shower/Wet Room

There is a shower area, white low flush w.c. and white pedestal wash hand basin, tiled walls, uPVC double glazed opaque glass window, radiator.

#### Outside

The garden and plot is a particular feature of sale with a double width driveway providing off road car standing and low maintenance gravelled front garden. There is gated side access leading to the rear. The rear garden is generously proportioned and laid mainly to lawn with various planting areas, slabbed patio area, outside w.c. and further gravelled area to the rear boundary and timber screen fencing. There is also an outhouse which houses the combination gas fed boiler.

#### Special Note to Purchasers

It should be noted by prospective purchasers that the property is currently going through Probate and an exchange of contracts and completion will not be possible until Probate has been granted.





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.sinclairestateagents.co.uk/referral-fee-disclosure](http://www.sinclairestateagents.co.uk/referral-fee-disclosure)

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## Thinking of Selling?

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