

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**





#### **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 overstair 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.













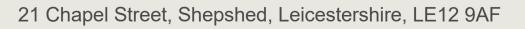
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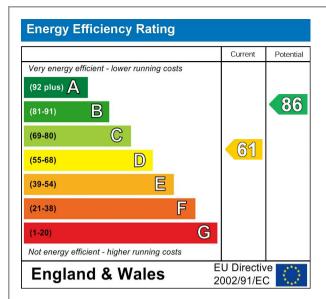




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#### Fixture & Fittings

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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