



Sinclair

84 Leicester Road, Shepshed, Leicestershire, LE12 9DQ

£450,000

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Super Individual Property
- Re-Fitted Bathrooms
- Private Rear Gardens
- Council Tax Band\*: E
- 0.23 of an Acre Garden
- Ample Parking & Garaging
- Stylish Decor and Finish
- Price: £450,000

## Overview

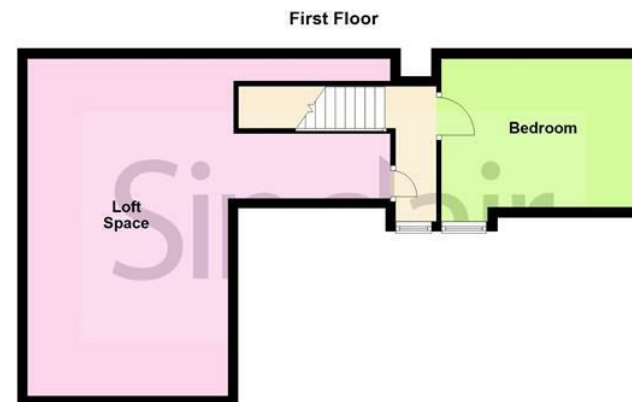
A truly superb family home occupying a large private plot (approximately 0.23 of an acre). The accommodation has been much improved by the current vendors with replacement uPVC double glazed windows and doors, high specification bathrooms, and decor throughout. In brief the property comprises entrance porch, reception hall with Karndean flooring, living room with wood burning stove, separate dining room, a kitchen and separate utility area. There are two ground floor double bedrooms (one with re-fitted en suite) and a luxury re-fitted family bathroom. There are useful stores and covered lobby access leading to the over sized garage. On the first floor landing area gives way to a further bedroom and access to a generously proportioned loft space which would ideally accommodate a further master bedroom and en suite if required. The plot and gardens are a particular feature of sale with the property being set back from the road, driveway providing ample parking, and the rear garden enjoying mature borders, spacious patio area and privacy to the plot. EPC RATING D.

## 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 school; Iveshead School and 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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GROUND FLOOR

uPVC double glazed entrance door with adjacent windows through to the:

Entrance Porch

With door through to the reception hall.

Reception Hall

Offers a pleasant spacious welcome to the property with Herringbone Karndean Flooring and contemporary doors accessing the main living room, dining room, kitchen, two double bedrooms (one with en suite). Stairs accessing the first floor and re-fitted family bathroom. Two store cupboards, radiator and door accessing covered lobby, which in turn access the garden, the oversized garage and further store.

Living Room

19'9 x 12'10 (6.02m x 3.91m)

With feature fire place with hearth surmounted by a wood burner stove, uPVC double glazed window, radiator and uPVC double glazed sliding patio door overlooking and accessing the garden and patio area with awning.

Dining Room

11'3 x 9'5 (3.43m x 2.87m)

With uPVC double glazed french patio doors overlooking and accessing the garden, with patio area and awning. Built in cupboard, radiator and open access to the kitchen.

Kltchen

11'10 x 9'5 (3.61m x 2.87m)

The kitchen is fitted with a one and a half bowl single drainer sink unit with mixer tap over and cupboards under, with units to the wall and base, work surface and tiled surround, gas hob, double eye level oven and grill, dishwasher, uPVC double glazed window enjoying views over the garden, there is a chrome combination radiator and towel rail. Door accessing utility room.

Utility Room

Has plumbing for washing machine, space for a tall standing fridge/freezer, two uPVC double glazed windows.

Master Bedroom

12'11 x 11'11 (3.94m x 3.63m)

With uPVC double glazed window, radiator, door accessing the re-fitted en suite shower room.

En Suite Shower Room

With enclosed shower cubicle with drencher shower head and an additional shower head and hose. Low flush w.c. with concealed cistern and a vanity unit surmounted by a wash hand basin with cupboard under, heated towel rail, stylish part tiled walls and uPVC double glazed opaque glass window.

Bedroom Two

14'11 x 12'0 (4.55m x 3.66m)

With uPVC double glazed window and radiator.

Family Bathroom

Beautifully re-fitted with free standing roll top bath with fitted wall fawcett over, a separate shower cubicle with

matching brass style fittings, drencher shower head, shower and hose, there is a low flush w.c. and vanity unit surmounted by a wash hand basin with bar style mixer tap over and cupboards, heated towel rail and stylish fully tiled walls and uPVC double glazed opaque glass window.

FIRST FLOOR LANDING

On the first floor a landing gives way to further bedroom and access to the generously proportioned and boarded loft space, radiator and uPVC double glazed window.

Bedroom Three

13'0 x 11'8 (3.96m x 3.56m)

With uPVC double glazed wndows to two elevations and radiator.

Loft space

The boarded loft space offers excellent potential for further conversion (for example master bedroom with en suite) there is excellent head height, electric light and power and boarding for storage.

OUTSIDE

The property sits on approximately 0.23 of an acre and is a particular feature of sale.

Rear Garden

The rear garden is a further feature of sale with a slabbed patio area to the rear of the property with electric awnings, iron railings with steps to both ends leading down to the main garden. The main garden offers privacy to the plot with mature planting to the boundaries. The garden is generously proportioned and ideal for the growing family. There is a useful cupboard/store located underneath the patio.

Front Garden

The property is set back from the road with a walled and pillar entrance leading to a driveway providing ample off road parking, which in turn accesses the over sized garage, there is mature planting and laurel hedges to the front boundary, lawned garden and side access leading to the rear, outside electric power point.

Garage

18'0 x 10'10 (5.49m x 3.30m)

With a pitched roof, uPVC double glazed window and electric remotely operated up and over door, electric, light and power.

SHEPSHED

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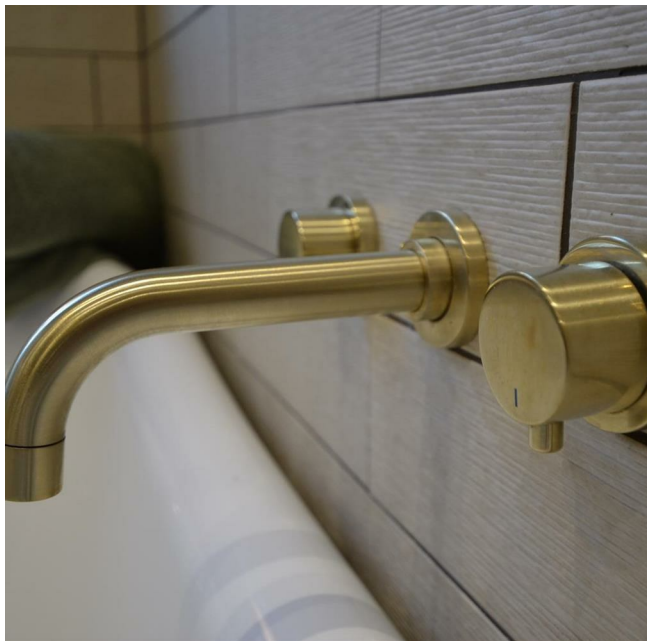




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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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

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## Photographs

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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.

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