



Sinclair

55 Grange Road, Shepshed, Leicestershire, LE12 9LJ

£232,500

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Re-Furbished Throughout
- Two W.C.S
- Modern Fitted Kitchen
- Council Tax Band*: B
- Four Bedrooms
- Garden Room/Conservatory
- Private Low Maintenance Gardens
- Price: £232,500

Overview

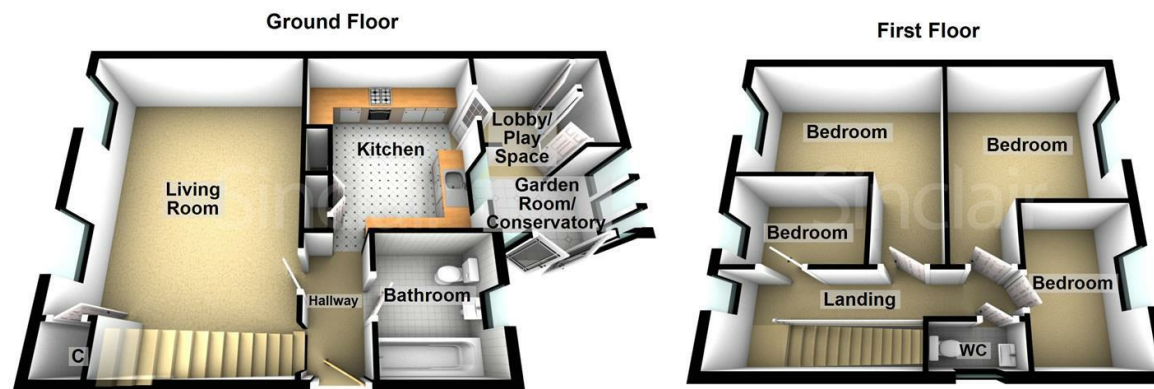
Re-furbished throughout and thoughtfully re-designed layout to provide four bedrooms to the first floor, with wash room/w.c., the ground floor comprises reception hall, lounge/diner, modern re-fitted breakfast kitchen with pantry store, rear lobby/small play area with storage and garden room conservatory. Outside there are low maintenance and private gardens, and the front offering a driveway and parking. Stunning and beautifully kept property, ideal for the growing family.

Location**

Shepshed, which sits within the Borough of Charnwood, is its second largest conurbation after the town of Loughborough. The village originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory / commuter town for Loughborough, Leicester, Derby and Nottingham. It is served by several Primary schools and a Secondary school, Iveshead. It boasts a number of sports teams including football, rugby and cricket clubs. It is a well serviced town with ASDA & Co-Op supermarkets in its centre, in addition, to a newly opened Aldi. These facilities are complimented by a number of local independent stores, cafes, pubs and restaurants and the recently re-vamped Market Place area. Shepshed has excellent transport links being located in close proximity to J23 of the M1. Public transport also includes direct Skylink service to nearby East Midlands Airport (7.4 miles). Access to rail



** 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 with canopy over leading to the

Reception Hall

With tiled flooring, stairs accessing the first floor with decorative panelling, uPVC double glazed opaque glass window and contemporary style doors accessing the lounge/diner, re-fitted kitchen (with playroom lobby and conservatory off) and re-fitted family bathroom.

Lounge/diner

17'4 x 9'9 (5.28m x 2.97m)

With two uPVC double glazed windows, contemporary wall mounted radiator and understairs storage cupboard.

Re-Fitted Breakfast Kitchen

12'11 x 8'5 (not including the pantry store) (3.94m x 2.57m (not including the pantry store))

With single drainer stainless steel sink unit, chrome Swan Neck mixer tap over and cupboards under, there is a range of gloss fronted units to the wall and base, and stylish tiled surround. There is a feature panel wall to the chimney breast, a modern radiator, built in pantry cupboard, a range of appliances including electric hob with extractor fan over, eye level oven and grill, fridge and freezer, dish washer. Plumbing for washing machine, uPVC double glazed window and door accessing the lobby/playroom.

Lobby area

6'7 x 5'1 (2.01m x 1.55m)

Currently utilised as an ideal small play area, with built in storage and open access to the garden room/conservatory.

Garden Room/ Conservatory

8'6 x 8'0 (2.59m x 2.44m)

With brick built base, uPVC double glazed windows overlooking and doors accessing the garden, contemporary styled radiator,

Re-Fitted Family Bathroom

With modern white three piece suite, comprising panelled bath with thermostatic shower over, shower screen, low flush w.c. and vanity unit surmounted by wash hand basin with storage under. uPVC double glaze opaque glass window and heated chrome towel rail. Aqua board tiled splash backs.

First Floor

The first floor has been thoughtfully re configured in layout to provide four bedrooms, ideal for the growing family. uPVC double glazed window, radiator, upstairs wash room/w.c., loft access hatch.

Bedroom One

10'6 x 10'4 (not including room entry) (3.20m x 3.15m (not including room entry))

uPVC double glazed window, radiator.

Bedroom Two

9'10 x 7'7 (not including room entry) (3.00m x 2.31m (not including room entry))

uPVC double glazed window, radiator.

Bedroom Three

10'0 x 6'11 (3.05m x 2.11m)

With uPVC double glazed window, radiator.

Bedroom Four

6'10 x 6'5 (2.08m x 1.96m)

With uPVC double glazed window, radiator.

Wash Room/W.C.

Fitted with a contemporary two piece suite comprising low flush w.c. corner vanity unit with wash hand basin, mixer tap over and cupboards under. uPVC double glazed opaque glass window.

Outside

To the front of the property is a full width driveway with block edging and gravelled parking area, there is gated side access which in turn leads to the low maintenance rear garden. The rear garden has slatted decking and gravelled areas providing low maintenance, there is a well proportioned timber work shop/store with electric light and power, timber screen fencing to the boundaries and the rear garden enjoys a private rear aspect.

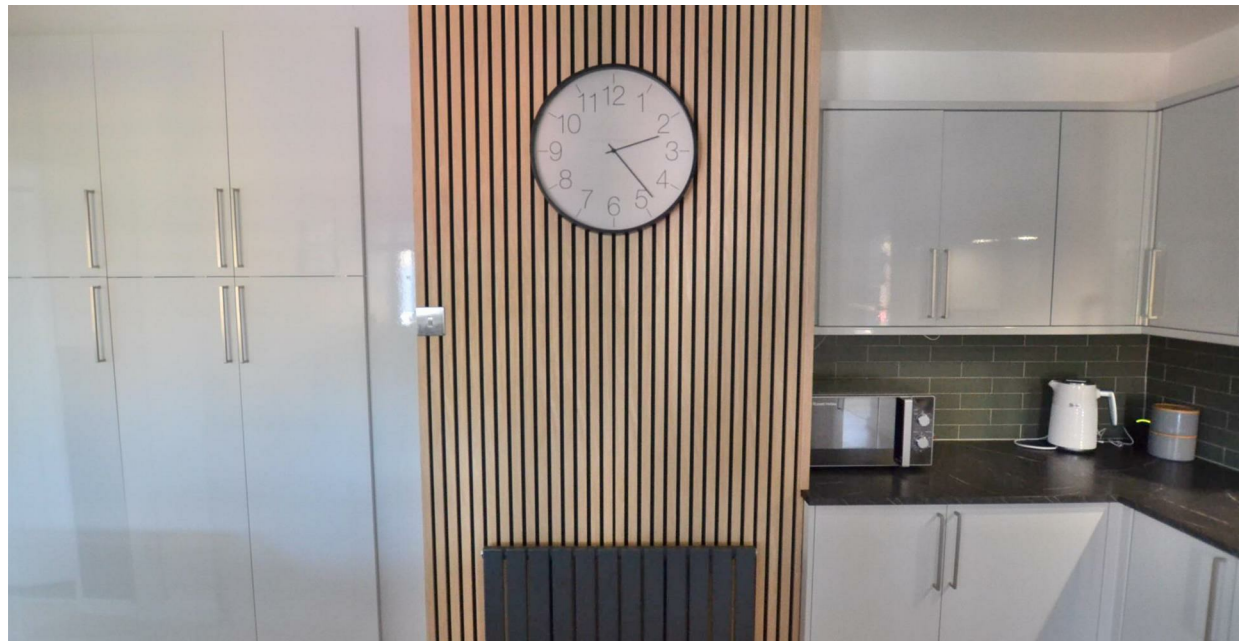
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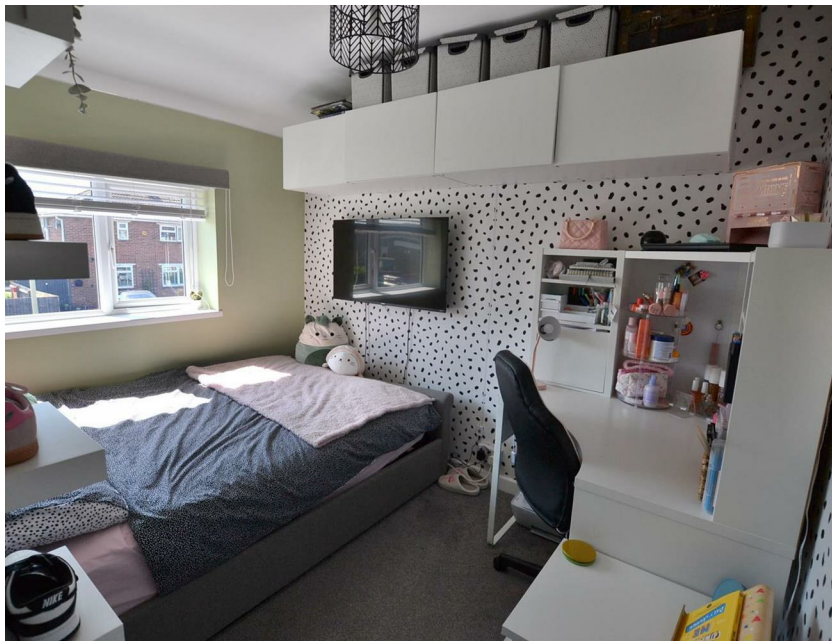
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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

** All distances have been taken from Google maps and must be taken as approximate.

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9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk