



# Sinclair

19 Grange Road, Shepshed, Leicestershire, LE12 9LJ

£220,000

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## Property at a glance

- No Upward Chain
- Well Proportioned
- Gas Central Heating
- Council Tax Band\*: B
- Cul De Sac Setting
- uPVC Double Glazing
- Gardens Front & Rear
- Price: £220,000

## Overview

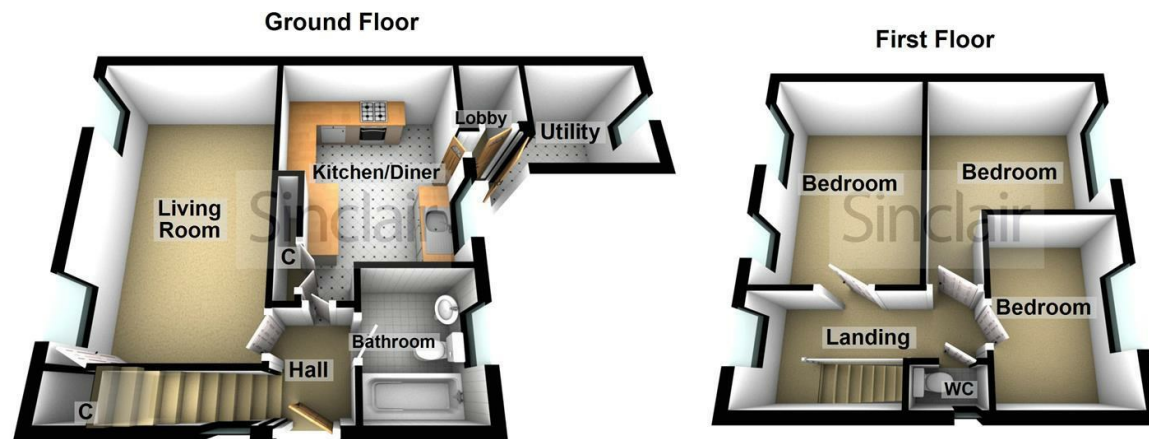
OFFERED WITH NO UPWARD CHAIN. A traditionally styled generously proportioned three bedroom semi detached residence occupying a pleasant position within this cul de sac setting. The property has excellent room proportions and benefits from gas central heating and uPVC double glazing and in brief comprises; entrance hall, living room, fitted dining kitchen, bathroom and on the first floor a landing gives way to three bedrooms and a separate w.c. Outside there are well proportioned gardens to the front and rear and a driveway providing off road car standing. EPC RATING AWAITED.

## 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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## Detailed Accommodation

### GROUND FLOOR

uPVC double glazed entrance door with inset double glazed windows through to

#### Entrance Hall

With stairs accessing the first floor, uPVC double glazed window and doors accessing the main living room, breakfast kitchen and bathroom. Contemporary tall standing radiator with inset mirror feature.

#### Living Room

16'11 x 9'8 (5.16m x 2.95m )

Two uPVC double glazed windows, radiator, contemporary style electric wall mounted radiator, wood effect laminate flooring and understairs storage cupboard.

#### Fitted Breakfast Kitchen

12'10 x 10'2 maximum x 8'8 minimum (3.91m x 3.10m maximum x 2.64m minimum)

The kitchen has been re-fitted with a single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall and base, rolled edge work surface and tiled surround, matching breakfast bar, a Range Oven with 8 gas hob burners, two ovens and grill. Extractor fan over. Plumbing for washing machine and dishwasher, a wall mounted combination gas fed boiler, uPVC double glazed window overlooking the garden and uPVC double glazed door accessing an outdoor lobby area which in turn gives access to two brick built stores. Pantry store.

#### Bathroom

The bathroom is fitted with a white three piece suite comprising panelled Spa Bath with chrome mixer taps and shower over, low flush w.c., pedestal wash hand basin, uPVC double glazed opaque glass window and heated chrome towel rail.

### FIRST FLOOR LANDING

A landing gives way to three bedrooms, separate w.c and loft access hatch. The loft space is majority boarded and the roof was replaced in 2021.

#### Bedroom One

With two uPVC double glazed windows, radiator and wood effect laminate flooring,

#### Bedroom Two

10'4 x 10'0 (3.15m x 3.05m)

With uPVC double glazed window overlooking the garden, radiator and wood effect laminate flooring.

#### Bedroom Three

7'1 x 10'0 (2.16m x 3.05m)

With uPVC double glazed window overlooking the garden and radiator.

#### Separate W.C.

The separate w.c. is fitted with low flush white w.c and uPVC double glazed opaque glass window.

### OUTSIDE

#### Rear Garden

The rear garden has an outside water tap, patio area and lawned garden beyond, further slate seating area to the rear boundary, timber screen fencing and hedged boundaries and the two outside brick built stores.

#### Front

To the front of the property there is a brick wall boundary, with a low maintenance gravelled garden and central planting bed, with a tarmacadam driveway with block edging, providing off road parking, gated access leading to the rear garden.

Under the consumer protection regulations we are obliged to inform protective purchasers of the presence of a bat box due to their protected status.

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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>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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

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