



Sinclair

49 Charnwood Road, Shepshed, Leicestershire, LE12 9NL

£195,000

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Property at a glance

- Three Well Portioned Bedrooms
- Ample Parking
- Living Room
- Council Tax Band*: B
- Close to Amenities
- Open Dining Kitchen
- Ease of Access to Town Centre
- Price: £195,000

Overview

This period home is perfectly positioned just a short distance from the market town centre and all the local amenities you'll need. Ideal for first-time buyers. Inside, you will find a welcoming reception hall, a living room, and open-plan style dining kitchen – perfect for family meals and entertaining. Plus, there's a vaulted cellar offering useful storage space.

Upstairs, a landing leads to three well proportioned bedrooms and a modern bathroom. Outside there is a small private courtyard garden and the convenience of ample off-street parking with a generous frontage

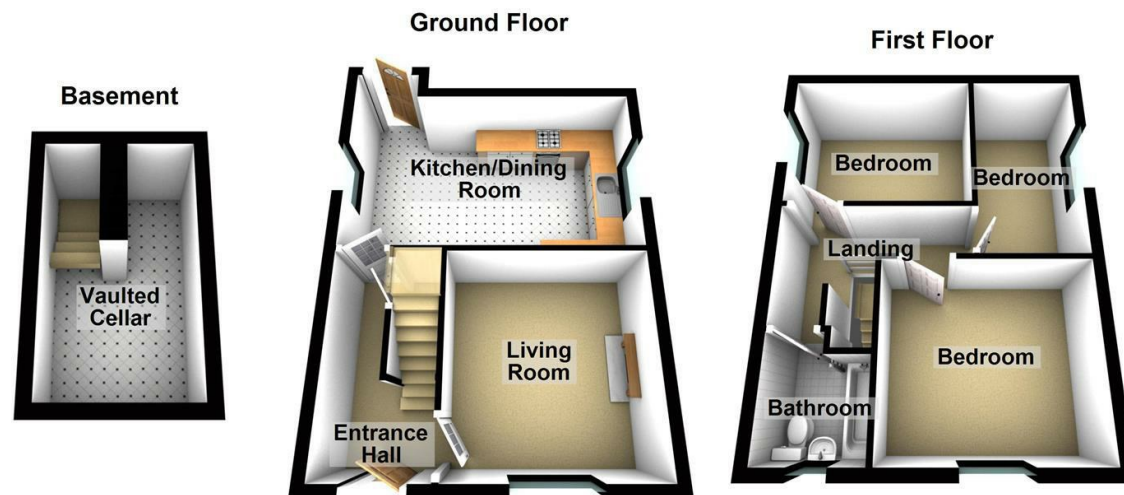
This home really does offer the perfect balance of modern, period, convenience, and comfort – a great place to start your property journey! EPC RATING C.

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 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

Vaulted Cellar

GROUND FLOOR

Entrance Hall

6'5 x 11'10 (1.96m x 3.61m)

Entering the property through the front door leads you into the hallway with stairs rising to the first floor, radiator, carpeted flooring and doors to the cellar, kitchen/diner and living room.

Living Room

10'11 x 11'5 (3.33m x 3.48m)

Double glazed window to the front elevation and open fireplace with surround.

Kitchen/Diner

17'0 x 10'2 (5.18m x 3.10m)

The kitchen has a range of wall and base units with work surfaces over, space for a Rangemaster style cooker with a cooker hood over, stainless steel sink drainer with a swan neck tap over, plumbing for a washing machine, space for a fridge freezer, wall mounted boiler, double glazed window to the side elevation, radiator and tiled flooring.

FIRST FLOOR

Landing

The landing has a dog leg staircase rising from the ground floor, carpeted flooring and doors to the bedrooms and bathroom.

Bedroom One

11'5 x 10'8 (3.48m x 3.25m)

Double glazed window to the front elevation.

Bedroom Two

10'8 x 8'4 (3.25m x 2.54m)

Double glazed window to the side elevation.

Bedroom Three

6'6 x 11'6 (1.98m x 3.51m)

Double glazed window to the side elevation.

Bathroom

6'3 x 6'3 (min 5'2) (1.91m x 1.91m (min 1.57m))

The bathroom has a three piece suite comprising low level w.c, wash hand basin and a bath with shower over. There is a double glazed window to the front elevation and tiled flooring.

OUTSIDE

Rear Courtyard

Paved and fenced to boundaries.

Front

Block paved driveway providing ample off road parking for several vehicles and is fenced and enclosed boundaries.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Thinking of Selling?

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