



Sinclair

'Jubilee Villa', 14 Britannia Street, Shepshed, Leicestershire, LE12 9AE

£325,000

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Property at a glance

- Fantastic Period Residence
- Two Storey Workshop/ Stables
- Annexe Potential (Subject to Planning)
- Council Tax Band*: D
- Four/ Five Double Bedrooms
- Car Port and Garage Parking
- No Upward Chain
- Price: £325,000

Overview

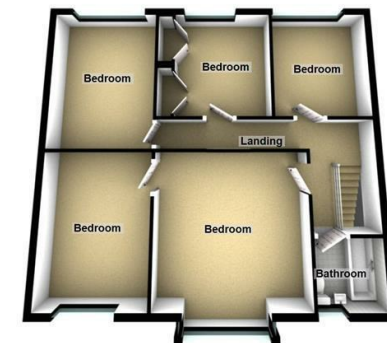
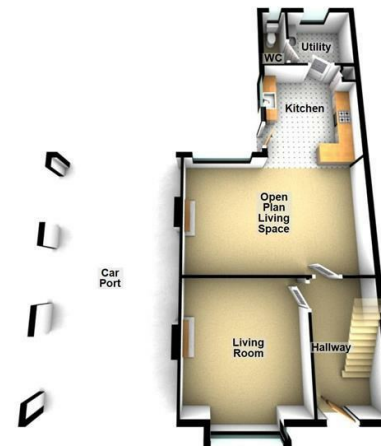
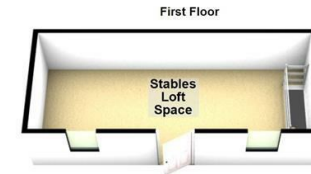
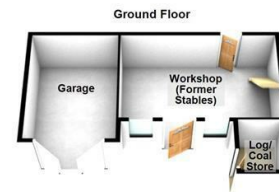
'Jubilee Villa' was built in 1897 and offers amazing potential with a generously proportioned four/five bedroom period residence in addition to a separate two storey outbuilding (former stables) and garaging; off-road parking and carport. Internally the main residence has some feature period elements and comprises reception hall, separate living room, open plan family living dining kitchen, utility room, and WC. On the first floor a landing gives way to four bedrooms (with fifth off bedroom one) and family bathroom. An amazing opportunity to acquire an individual period residence with immediate access to the town centre and amenities.

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

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Entrance door through to the reception hall, the reception hall offers a pleasant welcome to the property with an ornate balustrade staircase with stair carpet rods accessing the first floor, cornice to ceiling, cloaks hanging space, doors accessing the front living room and the open plan family living/dining kitchen.

LIVING ROOM

15'11 x 13' (4.85m x 3.96m) to the side of chimney breast and into the bay.

Period/ bay window to the front elevation, cornice to ceiling, ornate ceiling rose, central fireplace with hearth, matching back, wooden sides and over mantel and an inset gas-fed fire.

OPEN PLAN FAMILY LIVING DINING KITCHEN

20'4" x 12'11 (6.20m x 3.94m) side of chimney breast.

LIVING/DINING AREA

Feature fireplace with brick surround, surmounted by wood burning stove, built in shelving, radiator, uPVC double glazed windows overlooking the garden.

KITCHEN AREA

13'1 x 10'11 (3.99m x 3.33m)

The Kitchen has a double stainless steel sink unit, base level units, gas cooker point, uPVC double glazed window and door overlooking and accessing the garden, door accessing the utility room.

UTILITY ROOM

5'11 x 7'9 (1.80m x 2.36m)

Single drainer stainless steel sink unit, uPVC double glazed window, plumbing for washing machine, and space for further kitchen appliances, door accessing downstairs WC.

DOWNSTAIRS WC

Low flush WC, uPVC double glazed opaque glass window.

FIRST FLOOR

A landing gives way to four double bedrooms (with fifth bedroom off bedroom one) and a family bathroom.

BEDROOM ONE

16'0 x 12'11 (4.88m x 3.94m) into bay window and to the side of the chimney breast.

Sash bay windows, gas-fed fire to the chimney breast, cornice to ceiling, and door accessing potential bedroom Five.

BEDROOM FIVE

13'3 x 13'1 (4.04m x 3.99m)

Access to the room could be easily rectified by the addition of some stud walling, has uPVC Double Glazed window and radiator.

BEDROOM TWO

13' x 9'10 (3.96m x 3.00m)

uPVC double glazed window overlooking the garden and outbuildings, Radiator.

BEDROOM THREE

9'6" x 8'11" (to the front of cupboards) (2.90m x 2.72m (to the front of cupboards))

uPVC double glazed window to the rear elevation overlooking the garden and out buildings, radiator, built in cupboards one of which houses the gas fed boiler.

BEDROOM FOUR

9'5 x 9' (2.87m x 2.74m)

uPVC double glazed window overlooking the garden and outbuildings, radiator.

BATHROOM

Fitted with a bath (with a shower over) Low flush WC, a pedestal wash hand basin, window and radiator.

OUTSIDE

To the front of the property there are Ornate Iron Railings, personal access gate to the entrance door, matching double gates providing vehicular access to a covered car port which in turn opens to the courtyard/garden. The courtyard area accesses the garaging and outbuildings. The outbuildings were the former stables to the property and offer superb potential and would ideally suit a workshop (as used by the current Vendors) or potential annexe subject to gaining necessary planning permissions.

THE STABLE/WORKSHOP

23' x 14'9 (7.01m x 4.50m)

Electric, light and power, central stable door and adjacent windows, staircase accessing the first floor.

FIRST FLOOR

36'7 x 15'7 (11.15m x 4.75m)

Exposed beams, pitched roof, central loft door access and adjacent windows.

GARAGE

18'8 x 12'6 (5.69m x 3.81m)

Electric, Light and power and timber doors providing access.

Separate Coal store 7'11 x 6'5 (2.41m x 1.96m).

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

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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Tenure - We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

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