



84 Ashby Road, Shepshed, Leicestershire, LE12 9EE

£275,000

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



## Property at a glance

- Detached Bungalow
- Three Double Bedrooms
- Generous Plot
- Council Tax Band\*: C
- No Upward Chain
- Modernisation Required
- Off Road Parking & Garaging
- Price: £275,000

## Overview

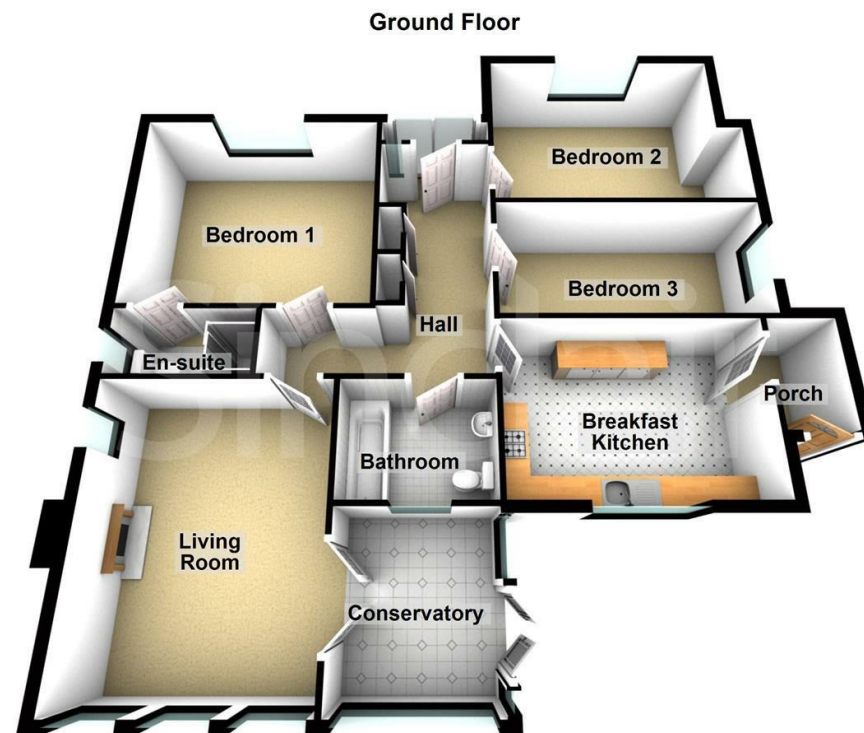
Occupying a generous plot this detached three bedroom bungalow is OFFERED WITH NO UPWARD CHAIN and although requires modernisation, offers excellent potential. The property in brief comprises porch, hallway, breakfast kitchen, living room, lean-to conservatory, three double bedrooms with en-suite to the master and bathroom. The gardens are generously proportioned and there is a driveway providing off road parking and detached garaging.

## 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 schools; Hind Leys Community College and Shepshed High School. 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

### DETAILED ACCOMMODATION

Entrance door through to a porch and door through to the

#### BREAKFAST KITCHEN

14'4 x 9'11 (4.37m x 3.02m)

With a one and a half bowl single drainer sink unit with mixer tap over, fitted units to the wall and base, rolled edge work surface. electric hob with oven under and extractor fan over, wall mounted gas fed boiler, plumbing for washing machine, radiator, door through to the main hall

#### MAIN HALL

The main hall has doors accessing living room, three bedrooms and bathroom. Cloaks cupboard and airing cupboard housing the hot water cylinder and door accessing the rear porch, which in turn leads to the rear garden.

#### LIVING ROOM

16'1 x 13'6 (4.90m x 4.11m)

With uPVC double glazed window overlooking the front garden, radiator, further window to the side elevation, fire place with inset stove, double doors accessing the conservatory.

#### LEAN TO CONSERVATORY

Brick built base, windows to two elevations, radiator.

#### BEDROOM ONE

14'1 x 11'0 (4.29m x 3.35m)

With uPVC double glazed window overlooking the garden, radiator. Door accessing the en suite

#### EN SUITE

The en suite has a low flush w.c. pedestal wash hand basin, walk in shower cubicle, radiator

#### BEDROOM TWO

15'5 maximum x 13'8 minimum x 10'0 (4.70m maximum x 4.17m minimum x 3.05m)

With uPVC double glazed window overlooking the garden, radiator.

#### BEDROOM THREE

15'6 x 7'1 (4.72m x 2.16m)

With uPVC double glazed window, radiator.

#### BATHROOM

The bathroom is fitted with a panelled bath, low flush w.c., pedestal wash hand basin, opaque glass double glazed window, radiator.

#### OUTSIDE

The position and plot are a particular feature of sale with a detached brick built garage to the front boundary, off road parking to the side. The front garden is laid to grass with hedged boundaries, and the side access leading to the rear The rear garden is laid to grass with hedged boundaries (with easement and pathway providing access for the subject property and neighbouring properties to Ashby Road).

#### SPECIAL NOTE TO PURCHASERS

It should be noted by prospective purchasers that the land to the rear of the boundary has been acquired for potential development.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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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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