



Sinclair

11 Chatsworth Close, Shepshed, Leicestershire, LE12 9LE

£207,500

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



## Property at a glance

- Cul De Sac Setting
- Three Bedrooms
- Well Proportioned Garage
- Council Tax Band\*: B
- No Upward-Chain
- Extended Side Lobby
- Mature Front and Rear Gardens
- Price: £207,500

## Overview

Offered with no Upward-Chain, this three-bedroom Semi-Detached property occupies a pleasant position towards the head of the cul-de-sac and requires some modernisation. The property has been well maintained and benefits from uPVC double glazing and gas central heating. The property has an extended side entrance lobby conveniently allowing covered access from the property linking the well-proportioned garage. Internally the accommodation comprises entrance hall, a living room, a dining kitchen, a downstairs shower room and a separate WC; on the first floor a landing gives way to three well-proportioned bedrooms. Outside, there are mature gardens to the front and rear, a driveway (Shared Access) and a well-proportioned garage.

## 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.

Ground Floor



First Floor



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## Detailed Accommodation

### DETAILED ACCOMMODATION

uPVC Double glazed entrance door leading to an Entrance Lobby.

#### ENTRANCE LOBBY

uPVC Double glazed window, door accessing the Garage and an entrance door leading to the Entrance Hall.

#### ENTRANCE HALL

Stairs accessing the First Floor, door through to the Living Room, Dining Kitchen, Shower Room and Separate WC.

#### SEPARATE WC

Low flush WC, Opaque glass window.

#### DINING KITCHEN

11'9 x 10'5 (3.58m x 3.18m)

One and a half bowl single drain sink unit with mixed tap over, units to the wall and base, work surface, wall mounted combination gas fed boiler, electric cooker points, plumbing for Washing Machine and two under-stair storage cupboards, Radiator, uPVC double glazed window overlooking the Garden.

#### LIVING ROOM

15'11 x 10' (4.85m x 3.05m)

uPVC Double glazed bow window and a feature fireplace with inset fire, wooden sides and an over mantel.

#### SHOWER ROOM

Walk in Shower cubicle, pedestal wash hand basin, uPVC double glazed opaque glass window, radiator.

#### FIRST FLOOR

The First Floor landing gives way to three well-proportioned bedrooms.

#### BEDROOM ONE

16' x 9'8 (including bedroom furniture) (4.88m x 2.95m (including bedroom furniture))

uPVC double glazed window, Radiator, Fitted bedroom furniture including wardrobe/cupboards, dresser and draws.

#### BEDROOM TWO

14'8 x 8' (including boxed stair bulkhead) (4.47m x 2.44m (including boxed stair bulkhead))

uPVC double-glazed windows to two elevations, radiator and a storage unit over the stair bulkhead.

#### BEDROOM THREE

8'3 x 7'9 (2.51m x 2.36m)

uPVC double-glazed window, radiator.

#### OUTSIDE

To the front of the property, there is an ornamental Garden with block and gravelled areas variety of Plants and Shrubs, block paved driveway accessing the garaging.

#### GARAGE

18'6 x 11'5 max 7'10 min (5.64m x 3.48m max 2.39m min)

uPVC double-glazed windows, electric, light, power and personal access door to the Garden.

#### GARDEN

Offers privacy to the plot with a slabbed patio area, outside water tap, a variety of mature plants, shrubs, trees and an octagonal green house.

#### SPECIAL NOTE TO PURCHASERS

It Should be noted by prospective purchasers that the property is currently going through probate and an exchange/completion will not be possible until probate has been granted.

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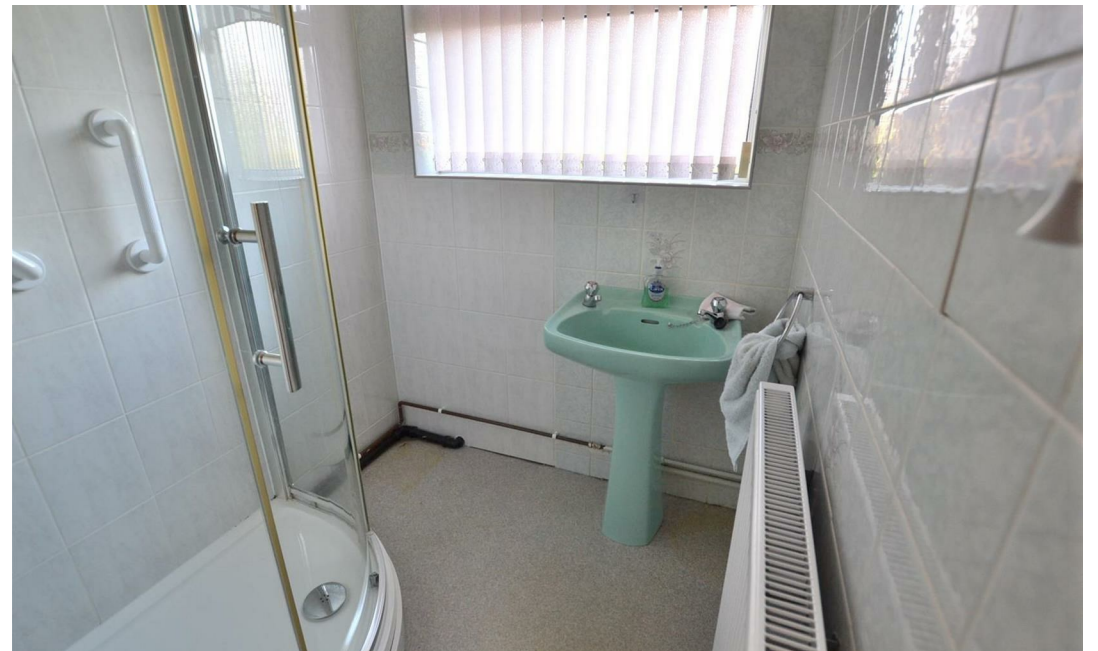
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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.

## Money Laundering

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.

## Referral Fee Disclosure

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## Thinking of Selling?

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