

An aerial photograph of a large, three-story brick house with a grey tiled roof. The house features a prominent chimney and a large conservatory on the ground floor. The rear garden is well-maintained, featuring a paved patio area with a blue umbrella, a lawn, and various shrubs. A greenhouse is visible in the bottom left corner of the garden. The surrounding area includes other houses and greenery, with a road visible in the background.

Sinclair

72 Leicester Road, Shepshed, Leicestershire, LE12 9DQ

£480,000

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

## Property at a glance

- Detached Main Residence
- Substantial Plot
- Super Views to Rear
- Council Tax Band\*: D
- Self Contained Annexe
- Double Garage/ Office Studio
- Beautifully Maintained Property and Gardens
- Price: £480,000

## Overview

A stunning bay fronted detached period residence with self contained annexe perfect for combined family living in addition to a detached double garage partially converted to a home office/studio with ample storage. The main house comprises porch, reception hall, living room, open plan family dining kitchen with further sitting room, separate utility area and downstairs shower room; on the first floor a landing gives way to three bedrooms with fantastic views to the rear and a refitted family bathroom.

The annexe provides a super self contained space with kitchen, open living space and wet room, ideal for combined family living/teenager space. Outside the gardens are a particular feature of sale with ample parking to the front and beautifully maintained private gardens to the rear. A truly unique opportunity.

## 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.



72 Leicester Road, Shepshed, Leicestershire, LE12 9DQ

Sinclair

# Detailed Accommodation

## DETAILED ACCOMMODATION

uPVC double glazed entrance door set to an arched entrance, through to the porch.

### Porch

uPVC double glazed door and adjacent window through to the reception hall.

### Reception Hall

Offers a pleasant welcome to the property with narrow strip wooden flooring, stairs accessing the first floor and panel doors accessing the living room, under stair storage cupboard and open plan family dining kitchen (with sitting room/snug off), radiator.

### Living Room

13'11 x 11'11 (side of chimney breast excluding ba (4.24m x 3.63m (side of chimney breast excluding ba)  
uPVC double glazed bow window, radiator, feature central fire place with tile hearth, matching back, wooden sides and over mantel, an inset gas fed fire, shelving to the side of chimney breast and media unit. There is a further uPVC double glazed window to the side elevation.

### Open Plan Family Dining Kitchen

#### Kitchen

17'11 x 9' (5.46m x 2.74m )

A range of fitted base units to the entry of the kitchen with space to accommodate an American style fridge freezer, uPVC double glazed window, radiator, single drainer one and a half bowl stainless steel sink unit with a mixed tap over cupboards under, fitted units to the wall and base work surface with tiled surround, gas hob with oven under and extractor fan over, integrated dishwasher, open access to the dining area and additional sitting room, uPVC double glazed window overlooking the beautiful gardens, door accessing utility area.

#### Dining Area

11' x 8'6 (3.35m x 2.59m )

uPVC double glazed French patio doors overlooking and accessing the rear garden, pitched roof with Velux skylight window, continued breakfast bar from the kitchen work top. Under floor heating.

#### Sitting Room/ Snug

13'1 x 11'10 (3.99m x 3.61m )

Radiator, uPVC double glazed window to the side elevation. This is a flexible area ideally suited for a further sitting room to the open plan space but is currently also used as an office space.

#### Utility Area

4'7 x 4'5 (1.40m x 1.35m )

Work surface, plumbing for washing machine, uPVC double glazed door accessing the front of the property, radiator and door accessing refitted downstairs shower room.

#### Downstairs Shower Room

Fitted with a full width shower cubicle with glass screening, low flush WC, vanity unit with mounted wash hand basin with cupboard under, heated chrome towel rail, uPVC double glazed opaque glass window.

### First Floor

Landing gives way to three bedrooms and refitted family bathroom, uPVC double glazed opaque glass window.

#### Front Bedroom One

12'0" x 10'5" (to front of wardrobe/cupboards) (3.68m x 3.20m (to front of wardrobe/cupboards))

uPVC double glazed bay window, radiator, uPVC double glazed window to the side elevation and a range of fitted wardrobe/cupboards.

#### Bedroom Two

11'10 x 10'7 (front of wardrobe/cupboards) (3.61m x 3.23m )

uPVC double glazed window overlooking the garden, roofscape views beyond and fields to the horizon. Radiator, uPVC double glazed window to the side elevation, range of fitted wardrobe/cupboards and base level storage.

#### Bedroom Three

9' x 7'11 (2.74m x 2.41m)

uPVC double glazed window, radiator.

### Family Bathroom

Refitted with a white three piece suite comprising panel bath with shower over, low flush WC, pedestal wash hand basin and fitted storage unit with cupboards and shelving, heated towel rail, uPVC double glazed opaque glass window, loft access hatch with pull down ladder. Loft is fully boarded and has light.

### Outside

Property is set back from the road with a brick wall and pillar front boundary, there is a driveway providing ample off road parking for a number of vehicles, gated access leading to the garden, garage and self contained annexe.

### Double Garage

The garage has been partially converted into two sections.

Section one is 15'4 x 7'10 (4.67m x 2.39m)

This is a garage space with electric light and power which has been plaster boarded and has a door accessing section two. Radiator.

Section two has been converted and used as an office space/ studio with five double glazed Velux windows, electric, light and power, personal access door leading to the garden. Mezzanine storage over the garage area and further hatch door leading to a 23'10 boarded loft store with electric light. Two Radiators

Overall measurements 23'4 x 16'8 (7.11m x 5.08m)

### Annexe

uPVC double glazed door accessing the kitchen.

### Kitchen

12'4 x 7'5 (3.76m x 2.26m)

There is a single drainer sink unit cupboards under fitted units to the wall and base, roll edge work surface, tiled surround, gas hob with oven under and extractor fan over, radiator uPVC double glazed window, plumbing for washing machine, door accessing the main living space.

### Lounge/Dining Area

15'10 x 10'11 (4.83m x 3.33m )

uPVC double glazed windows to two elevations and uPVC double glazed French doors accessing a timber decking area.

Radiators, open access to a bedroom area.

### Bedroom Area

7'10 x 6' (2.39m x 1.83m)

Door accessing wet room.

### Wet Room

Has a shower area, low flush WC, pedestal wash hand basin, heated combination radiator and towel heater.

The Annexe has its own electric power supply and combination gas fed boiler.

### Outside

The gardens are a particular feature of sale with a slabbed patio area to the rear of the property, ramped and stair access leading to a further patio area, access to the annexe's decking area and steps to a beautifully maintained garden with pergola sitting area, shaped lawn and planting beds with brick block edging and to the rear of the plot there is a working garden with vegetable beds and green house. The whole garden has privacy to the plot and has a variety of mature plants shrubs and trees. Electric car charging point to Garage wall.

72 Leicester Road, Shepshed, Leicestershire, LE12 9DQ

Sinclair



72 Leicester Road, Shepshed, Leicestershire, LE12 9DQ

Sinclair



72 Leicester Road, Shepshed, Leicestershire, LE12 9DQ

Sinclair



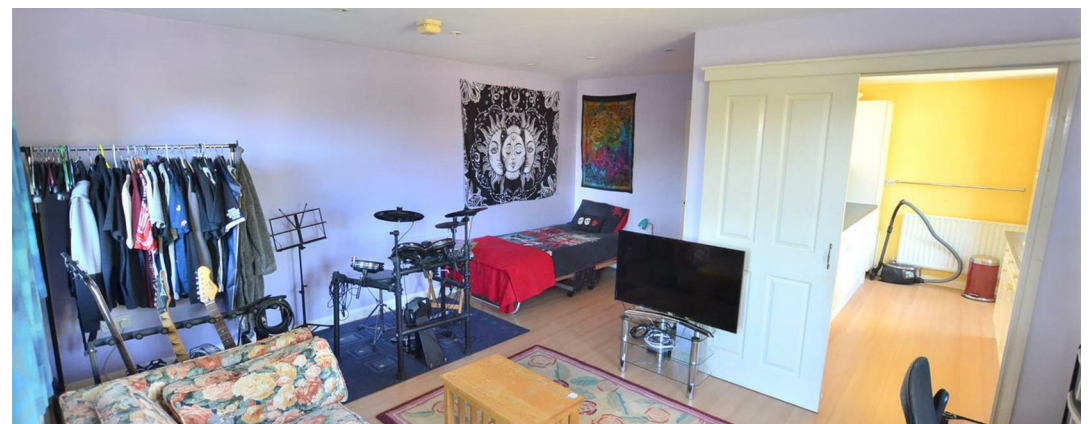
72 Leicester Road, Shepshed, Leicestershire, LE12 9DQ

Sinclair



72 Leicester Road, Shepshed, Leicestershire, LE12 9DQ


Sinclair



72 Leicester Road, Shepshed, Leicestershire, LE12 9DQ

Sinclair

## Energy Efficiency Rating

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

## 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

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at [www.sinclairestateagents.co.uk/referral-fee-disclosure](http://www.sinclairestateagents.co.uk/referral-fee-disclosure)

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

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: [shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)