



Sinclair

133 Trueway Drive South, Shepshed, Leicestershire, LE12 9DY

£160,000

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Property at a glance

- Generously Proportioned Property
- 2 Generous Double Bedrooms
- No Upward Chain
- Council Tax Band*: B
- Downstairs WC
- uPVC Double Glazing
- Ease of Access to M1 and Aldi Store
- Price: £160,000

Overview

This generously proportioned two bedroom end town house provides ideal accommodation for the first time buyer or investment purchaser. The accommodation comprises; reception hall, downstairs WC, fitted kitchen and lounge diner; on the first floor a landing gives way to two well proportioned double bedrooms and bathroom fitted with a white three piece suite. Outside there are gardens to the front and rear and a communal car park providing off road parking. EPC AWAITED,

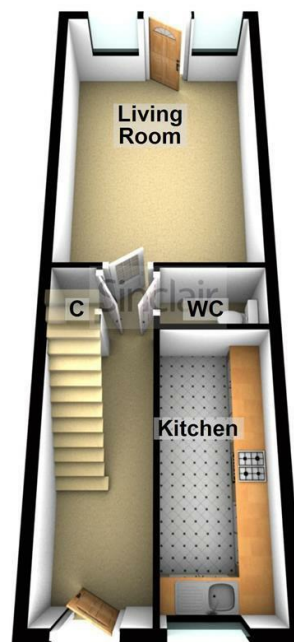
Location**

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)

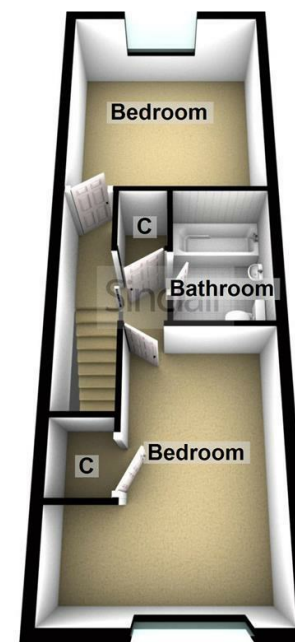


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

DETAILED ACCOMMODATION

There is a uPVC double glazed entrance door through to the reception hall.

Reception Hall

Well proportioned open space with an under stair storage cupboard and access to the downstairs WC, fitted kitchen and lounge diner.

Fitted Kitchen

14'3 x 5'10 (4.34m x 1.78m)

There is a single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface and tiled surround, there is a gas hob with double oven under and extractor fan over, wall mounted Worcester boiler, plumbing for washing machine, space for a tall standing fridge freezer and further under counter space for an additional appliance. There is a radiator and a uPVC double glazed window.

Downstairs WC

Fitted with a two piece suite comprising low flush WC and wash hand basin.

Lounge Diner

17'9 x 11'10 (5.41m x 3.61m)

uPVC double glazed door and adjacent picture windows overlooking the garden, there are two radiators and a central fire place with surround and electric fire.

First Floor

On the first floor a landing gives way to two generously proportioned double bedrooms, bathroom and an airing cupboard housing the hot water cylinder.

Bedroom One

12'7 x 11'10 (3.84m x 3.61m)

uPVC double glazed window, radiator.

Bedroom Two

14'5 x 8'10 (4.39m x 2.69m)

(to the front of storage cupboard not including recess)

uPVC double glazed window, radiator and built in storage cupboard.

Bathroom

Fitted with a white three piece suite comprising panel bath with electric shower over, low flush WC and a pedestal wash hand basin, heated chrome towel rail.

Outside

To the front of the property there is a slabbed garden with timber screen fencing and access to the entrance door.

To the rear there is an enclosed garden with slabbed patio area and lawn area, gated access leading to fairway road and the nearby Aldi store. To the front of the property there is a communal car park providing off road parking.

Note To Purchasers

We are advised by the vendors that there is a service charge for the upkeep of the communal areas of £9.36 per month.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(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 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?

For a free valuation of your property with no obligation
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