



Sinclair

6 Manor Gardens, Shepshed, Leicestershire, LE12 9BD

£307,950

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Property at a glance

- Spacious Four Bedroom Family Home
- Modern Family Breakfast Kitchen
- Separate Dining Room
- Front & Rear Gardens
- Council Tax Band*: D
- Easy Access To Market Place
- 20'0" Living Room
- Downstairs WC & Utility Room
- Double Garage & Driveway
- Price: £307,950

Overview

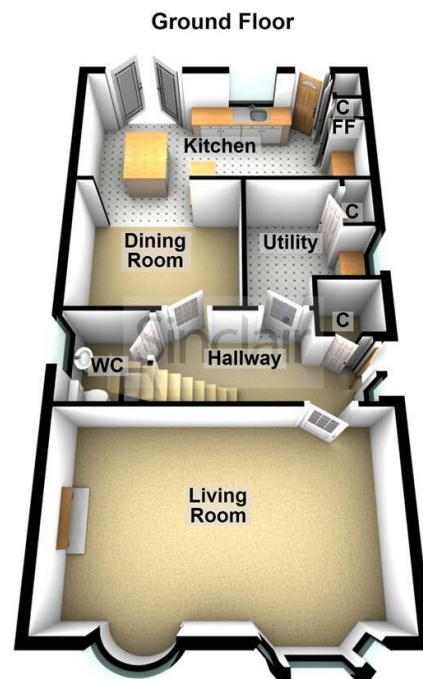
A beautifully cared for and extended four bedroom detached family home, occupying a non estate location, with ease of access to the town's market place, shops and amenities. The extension that accommodates the re-fitted open plan family breakfast kitchen, and separate dining room is a particular feature of sale, in addition to a 20 foot long living room, reception hall, downstairs w.c., and utility room. On the first floor a landing gives way to four well proportioned bedrooms, and family bathroom. Outside there are gardens to both the front and rear, and there is a driveway parking space, and in addition to a double garage. EPC RATING D.

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 Stations: Loughborough (5.5 miles) East Midlands Parkway Rail Station (6.1 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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GROUND FLOOR

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

Reception Hall

Has Stairs accessing the first floor and contemporary open doors accessing the main living room and dining room which in turn opens to the refitted breakfast kitchen, downstairs cloakroom/WC and utility room. There is a useful cloaks storage cupboard.

Downstairs Cloakroom/WC

Fitted with a white low flush WC and pedestal wash hand basin, a radiator and uPVC double glazed opaque glass window.

Living Room

20'2 x 12'3 (not including bay window) (6.15m x 3.73m (not including bay window))

There is a central feature fireplace with inset gas fed fire and wooden sides and over mantel, two radiators, uPVC double glazed bow window and feature uPVC double glazed bay window.

Dining Room

11'5 x 9'7 (3.48m x 2.92m)

There is a radiator and open access to the extension which accommodates the contemporary and refitted family breakfast kitchen.

Family Breakfast Kitchen

20' x 9'5 (6.10m x 2.87m)

There is a breakfast area with a centre island with pan drawer storage under and a work surface extending to a breakfast bar. There is uPVC double glazed doors accessing and overlooking the garden. To the kitchen area there are work surfaces with inset one and a half bowl sink unit, feature swan neck chrome mixer tap over and cupboards under.

There is a range of fitted units to the wall and base and integrated appliances including bosch induction hob with extractor fan over, double eye level oven and grill with an inbuilt microwave, fridge and freezer, pull out space saving larder unit, dishwasher, uPVC double glazed windows and doors overlooking and accessing the garden and a velux skylight window.

Utility Room

8' x 8'3 (2.44m x 2.51m)

There is a work surface with plumbing for washing machine under and space for tumble dryer, wall mounted storage cupboards and cupboard housing the worcester combination gas fed boiler, a radiator, uPVC double glazed opaque glass window.

First Floor Landing

A landing gives way to four well proportioned bedrooms and family bathroom, there is a uPVC double glazed window and a loft access hatch, radiator.

Bedroom One

11'1 x 10'4 (front of wardrobe/cupboards) (3.38m x 3.15m (front of wardrobe/cupboards))

uPVC double glazed window, radiator and a range of bedroom furniture including wardrobe/cupboards, dresser unit, bedside tables, radiator.

Bedroom Two

11' x 9'7 (3.35m x 2.92m)

uPVC double glazed window, radiator.

Bedroom Three

12'2 x 8'7 (3.71m x 2.62m)

uPVC double glazed window, radiator.

Bedroom Four

8'7 x 7'1 (not including room entry) (2.62m x 2.16m (not including room entry))

uPVC double glazed window, radiator.

Family Bathroom

Fitted with a pea shaped shower bath, low flush WC and a vanity unit surmounted by a wash hand basin with cupboards under, uPVC opaque double glazed window and radiator.

OUTSIDE

Rear Garden

To the rear of the property there is a lawned garden with slabbed patio seating area towards the rear boundary, there is gated access leading to the driveway and garaging.

Front Garden

To the front of the property there is a lawned garden and side pathway leading to the entrance door

Note To Purchasers

PLEASE NOTE THAT THIS PROPERTY IS OWNED BY AN EMPLOYEE OF SINCLAIR ESTATE AGENTS.

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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	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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