



Sinclair

21 Church Street, Shepshed, Leicestershire, LE12 9RH

£174,950

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Property at a glance

- Character Property
- No Upward Chain
- Close to Amenities
- Council Tax Band*: B
- Two Bedrooms
- First Floor Family Bathroom
- Village Centre Location
- Price: £174,950

Overview

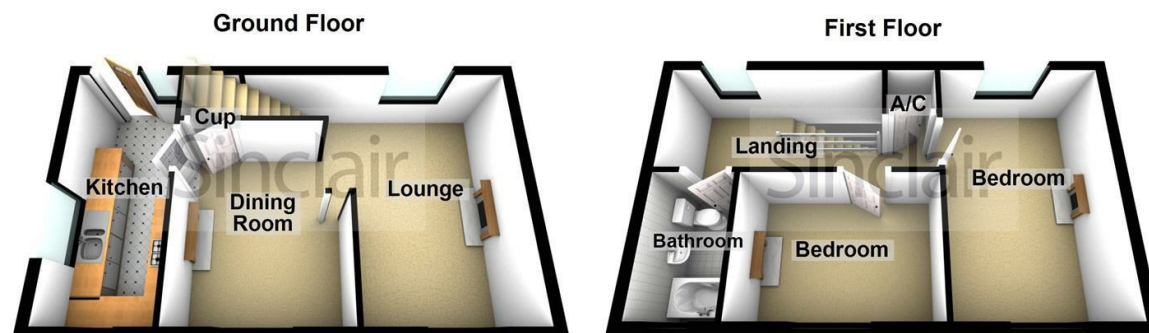
This semi-detached period residence exudes character and charm with exposed beam ceilings and exposed brick fireplace. Located with immediate access to the market place and amenities. This character property in brief comprises kitchen, living room, dining room to the ground floor. On the first floor a landing gives way to two bedrooms and a bathroom fitted with a three piece suite. Outside there is a garden to the rear and on street parking. Offered with no upward chain. 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 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

GROUND FLOOR

Kitchen

6 x 14'4 (1.83m x 4.37m)

Entered through a composite front door with inset footwell, tiled flooring and uPVC double glazed windows to the rear, front and side of the property. Comprising a range of wall and base unit, rolled edge work surfaces, four ring gas hob with extractor above, electric oven, space and plumbing for appliances.

Dining Room

9'7 x 11'1 (2.92m x 3.38m)

uPVC double glazed window to front and open access to the living area.

Living Room

9'2 x 14'6 (2.79m x 4.42m)

Enjoying an exposed feature beam ceiling, fireplace with quarry tiled tiled and brick surround uPVC double glazed window to both front and rear, built-in cupboard and radiator, there is open access to the lounge area.

FIRST FLOOR

Landing

uPVC double glazed window to the rear and giving access to two bedrooms, bathrooms and storage cupboard.

Bedroom One

9'4 x 14'5 (2.84m x 4.39m)

uPVC double glazed window to the front and rear, built in wardrobes, solid wood flooring and exposed beams.

Bedroom Two

10'11 x 7'10 (3.33m x 2.39m)

uPVC double glazed window to front and solid wood flooring.

Bathroom

The bathroom is three piece white suite comprising free standing rolled top and clawed foot bath, low flush WC and pedestal wash hand basin with tiled splash backs, wooden flooring and radiator, tiled splashbacks and uPVC double glazed opaque window to front.

OUTSIDE

Rear Garden

To the rear there is a lawned area with gravelled border, stone steps leading up to a further garden space belonging to the property.

Note To Purchasers: There is an access path (easement) for neighbours to access their garden. Although this access must be kept, it would be possible with fencing to create more private garden spaces.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(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

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Photographs

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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.

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