



Sinclair

122 Leicester Road, Shepshed, Leicestershire, LE12 9DH

£260,000

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Property at a glance

- Non Estate Location
- Downstairs W.C.
- uPVC Double Glazing
- Council Tax Band*: C
- Extended Ground Floor
- Open Pan Living Space
- Gas Central Heating
- Price: £260,000

Overview

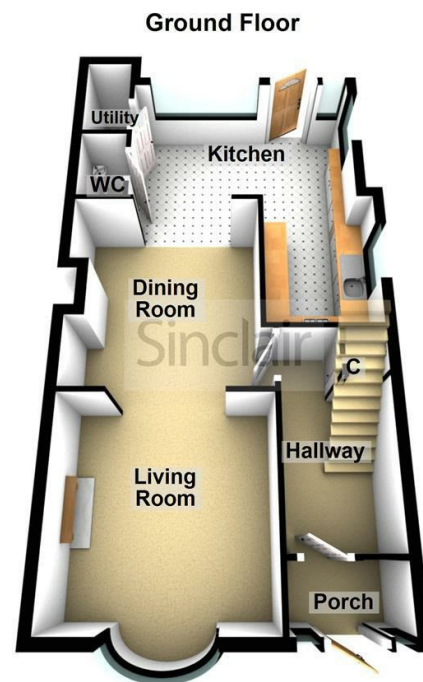
Occupying a non estate location set back from the road, this traditionally styled bay fronted family home, has been extended to the ground floor to provide a pleasant open plan living space with lounge, separate dining area, additional breakfast area, fitted kitchen, downstairs w.c. and utility cupboard. There is a porch and reception hall which has stairs leading to the first floor, three bedrooms and fitted shower room. Outside to the front of the property is a driveway providing off road car standing, and fore garden. There is a further rear garden and garage store. 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

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uPVC double glazed entrance door through to the

Porch

With cloaks hanging space and uPVC double glazed door through to the reception hall

Reception Hall

Has a balustrade staircase accessing the first floor, understairs storage cupboard, radiator and door accessing the open plan living space with lounge and dining areas.

Lounge

12'1 x 12'0 (not including bay window to side of t (3.68m x 3.66m (not including bay window to side of)

With uPVC double glazed walk in bay window, radiator, fire place with marble hearth, wooden sides and over mantle, open access to the dining room.

Dining Room

11'11 x 10'11 maximum x 9'4 minimum (3.63m x 3.33m maximum x 2.84m minimum)

With radiator and open access to the open plan family breakfast kitchen (with w.c.) utility cupboard off.

Breakfast area

14'1 x 8'6 (4.29m x 2.59m)

With uPVC double glazed door and windows overlooking the garden, radiator. Open access to the fitted kitchen and doors accessing the downstairs cloakroom/w.c. and utility cupboard. The utility cupboard has plumbing for washing machine, electric light and power.

Downstairs w.c.

With white low flush w.c., wash hand basin.

Fitted Breakfast Kitchen

10'5 x 6'9 (3.18m x 2.06m)

With single drainer stainless steel sink unit with chrome Swan Neck mixer tap over, cupboards under. There is a range of fitted units to the wall and base, wood effect work surface and tiled surround. Integrated gas hob with extractor fan over, integrated dishwasher/ Two uPVC double glazed windows and an exposed brick wall section.

First Floor

The first floor landing gives way to three bedrooms, and a shower room. Loft access hatch and uPVC double glazed opaque glass window.

Bedroom One

12 x 9'10 (to front of wardrobe/cupboards) (3.66m x 3.00m (to front of wardrobe/cupboards))

With uPVC double glazed window, radiator, two double fitted wardrobe/cupboard.

Bedroom Two

12 '0 x 9'8 (to front of chimney breast) (3.66m '0.00m x 2.95m (to front of chimney breast))

With uPVC double glazed window overlooking the garden, fitted wardrobe/cupboard, radiator.

Bedroom Three

8'5 x 5'10 (including bulk head) (2.57m x 1.78m (including bulk head))

uPVC double glazed window, radiator.

Shower Room

Fitted with white three piece suite comprising shower cubicle, vanity unit surmounted by a wash hand basin with cupboard, storage under, low flush w.c., uPVC double glazed opaque glass window and heated chrome towel rail.

Outside

The property is set back from the road with driveway providing off road car standing, shaped lawn with hedge boundaries and feature ornamental tree. There is access from the driveway to the side of the property (motor cycle and pedestrian access). The access opens to the garage and rear garden. The sectional garage 13'10 x 8'0 with windows and door to the garden. The rear garden has a slabbed patio area and shape lawn beyond with timber screen fencing to the boundaries and a variety of shrubs and trees.

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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		80
(55-68) D	56	
(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

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

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