



Sinclair

133 Leicester Road, Shepshed, Leicestershire, LE12 9DG

£179,950

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Bay Fronted Residence
- Two Double Bedrooms
- Converted Loft/Hobby Room
- Council Tax Band*: A
- Two Reception Rooms
- Downstairs Cloaks/WC
- Feature Fireplaces
- Price: £179,950

Overview

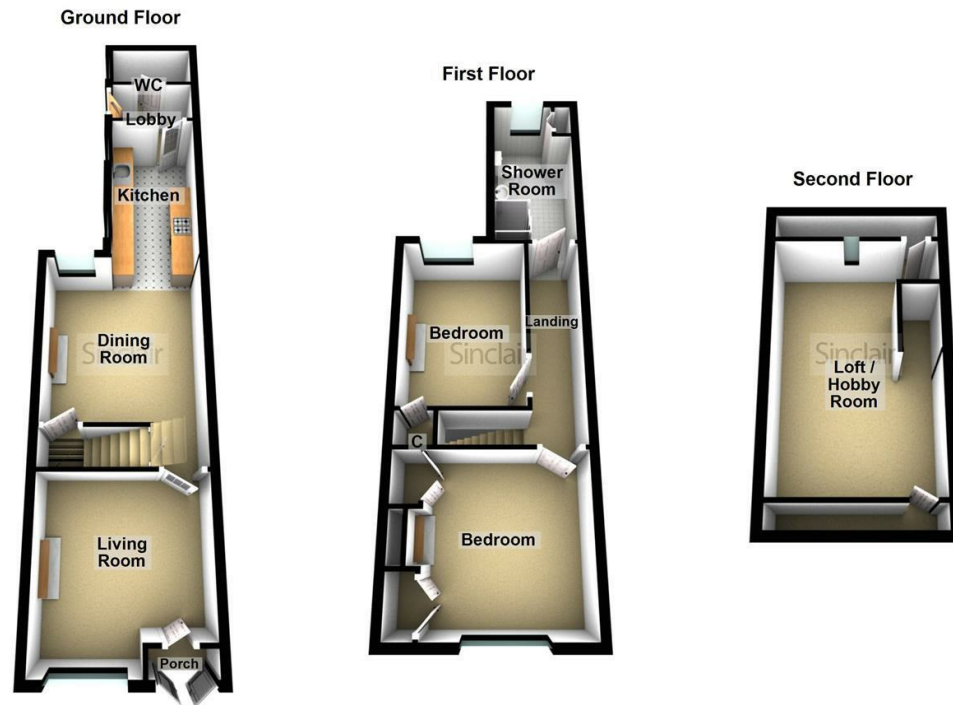
This bay fronted period residence enjoys character with wood strip flooring, woodstrip doors and feature fireplaces and has accommodation which in brief comprises, porch, living room, inner lobby, separate dining room which opens to the fitted kitchen; there is a rear cloaks lobby and downstairs WC. On the first floor a landing gives way to two double bedrooms and shower room, the loft space has also been converted into a useful office/hobby room accessed with a pull down ladder. Outside there is a courtyard area with alleyway accessing the front (with easement) and a private enclosed garden with summer house patio and a series of vegetable beds beyond. 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.



133 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair

Detailed Accommodation

DETAILED ACCOMMODATION

There is double wood effect uPVC double glazed entrance doors through to the entrance porch.

Entrance Porch

There is a door accessing the first reception room/ living room.

Reception Room One/Living Room

11'9 x 11'5 min 13'3 max (3.58m x 3.48m min 4.04m max)

There is uPVC double glazed wood effect bay window, a feature fireplace with period style live flame gas fed fire, meter cupboard, woodstrip flooring, radiator and a door accessing the inner lobby with wood strip door accessing an under stair storage/cloaks cupboard and open access to reception room two/ dining room.

Reception Room Two/Dining Room

12'6 x 12' (to side of chimney breast) (3.81m x 3.66m (to side of chimney breast))

uPVC double glazed window to the rear elevation. There is a feature fireplace with brick hearth surmounted by a wood burning stove, a wood strip door accessing the stairs to the first floor, built in cupboards to the side of chimney breast, tiled flooring which continues through to the kitchen and there is a radiator.

Kitchen

12'5 x 6'4 (3.78m x 1.93m)

The kitchen has a belfast sink with chrome mixer tap over and cupboards under. There is a range of fitted units to the wall and base, solid wooden work surfaces, electric hob with oven under and built in shelving. Two uPVC double glazed windows, integrated slimline dishwasher, washing machine, fridge and freezer. There is a door from the kitchen accessing the rear porch/lobby.

Rear Porch/Lobby

Has cloaks hanging space, uPVC door accessing the garden and door accessing a downstairs cloakroom/WC.

Downstairs Cloakroom/WC

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

First Floor

On the first floor a gallery landing has wood strip doors accessing two double bedrooms and shower room. There is a radiator and loft access hatch with pull down ladder leading to a converted loft/hobby room.

Bedroom One

11'6 x 10'7 (front of chimney breast) (3.51m x 3.23m (front of chimney breast))

uPVC double glazed windows, built in wardrobe/cupboards to the side of chimney breast, radiator and a period ornamental cast iron fireplace.

Bedroom Two

12'6 x 8'10 (side of chimney breast) (3.81m x 2.69m (side of chimney breast))

uPVC double glazed window, feature period ornamental cast iron fireplace, wood strip flooring, radiator and wardrobe/cupboard.

Shower Room

Fitted with a white three piece suite comprising double width shower cubicle with thermostatic shower, low flush WC, pedestal wash hand basin. There is a built in cupboard housing the combination worcester boiler, a radiator and uPVC opaque glass window.

Loft/Hobby Room

14'5 x 10'3 (measured to a height of 4') (4.39m x 3.12m (measured to a height of 1.22m))

This is currently used for office space with a double glazed skylight window, electric light and power, access to eaves storage.

Outside

To the front of the property there is a brick wall to the boundary with gated access leading to the fore garden and entrance door. To the side of the property there is a slabbed open courtyard area providing access to number 133 and neighbouring property. Beyond the courtyard is a timber built log store and gate accessing private garden where there is a summer house with electric light and power, a slabbed patio area and the garden beyond is a working garden with a vegetable beds, green house and pathway leading to the rear garden where there is a further timble built shed.

133 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair



133 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair



133 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair



133 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair



133 Leicester Road, Shepshed, Leicestershire, LE12 9DG


Sinclair



133 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

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

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