



25 St. James Road, Shepshed, Leicestershire, LE12 9JB

£225,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Pleasant Position Opposite The Green
- Worcester Combination Gas Boiler
- Out Store/ Utility & WC
- Council Tax Band*: B
- Beautifully Maintained Property
- Well Proportioned Rear Garden
- Ideal Family Home
- Price: £225,000

Overview

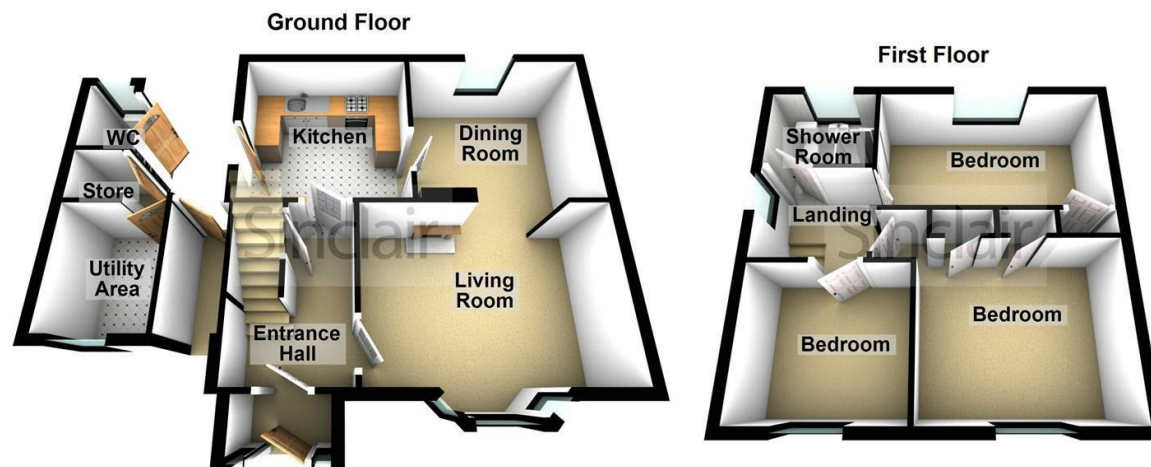
Occupying a pleasant position opposite the green this beautifully maintained THREE BEDROOM SEMI DETACHED property offers ideal accommodation for the family. Benefits from uPVC double glazing and a Worcester combination gas fed boiler. Accommodation comprises a porch, reception hall, living room, dining room, fitted breakfast kitchen and on the first floor the landing gives way three bedrooms and a re-fitted bathroom. Outside the gardens are a particular feature of sale with a driveway providing off road parking, a series of out stores including utility room and wc. The rear gardens are generously proportioned and well maintained. 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.



25 St. James Road, Shepshed, Leicestershire, LE12 9JB

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Porch

uPVC double glazed entrance door through to the entrance porch which has a door accessing the entrance porch.

Reception Hall

There is a radiator, under stair storage cupboard, stairs accessing the first floor and doors accessing the living room and fitted breakfast kitchen.

Fitted Breakfast Kitchen

10'8 x 10'5 (3.25m x 3.18m)

Having a range of wall and base units, single drainer stainless steel sink unit, cupboards under, rolled edge worksurface, electric cooker point, uPVC double glazed window over looking the garden, plumbing for washing machine, radiator, door accessing a cupboard in the outside lobby area which leads to a series of out stores. Also there is a door accessing the dining room.

Dining Room

10'11 x 8'3 min (10'4 max) (3.33m x 2.51m min (3.15m max))

uPVC double glazed window over looking the garden, radiator and open access to the living room. The dining room is currently used as an additional sitting area.

Living Room

14'6 x 10'4 (not including bay window) (4.42m x 3.15m (not including bay window))

A walk in uPVC double glazed bay window over looking the green on St James, radiator and door accessing the hallway.

FIRST FLOOR LANDING

Gives way to three bedrooms, re-fitted shower room and having a uPVC double glazed window.

Bedroom One

11'10 x 10'1 (front of wardrobe) (3.61m x 3.07m (front of wardrobe))

Having uPVC double glazed window over looking the green, radiator and two built in cupboards, one of which housing the Worcester gas fed boiler.

Bedroom Two

13'11 x 8'4 (front of wardrobes (4.24m x 2.54m (front of wardrobes)

uPVC double glazed windows over looking the garden, radiator and a built in wardrobe/cupboard.

Bedroom Three

9'7 x 7'1 (including stairs bulk head) (2.92m x 2.16m (including stairs bulk head))

uPVC double glazed window over looking the green, radiator.

Re-fitted Shower Room

Re-fitted with a modern three piece suite comprising walk in shower cubicle with glass screening with tiled surround, low flush wc, pedestal wash hand basin, radiator, uPVC double glazed opaque glass window.

OUTSIDE

The gardens area are a particular feature of sale. The property is set back from the road with a block paved driveway providing off road parking and located opposite the green on St James. On the drive there is access leading to the main garden. To the side of the property there is a outside lobby area with a series of stores comprising utility room, store and a outside wc.

The main garden is a particular feature being generously proportioned, slabbed patio area, two lawned areas and timber screen fencing to the boundaries. There is a timber built shed and a variety of mature shrubs and plants.

25 St. James Road, Shepshed, Leicestershire, LE12 9JB

Sinclair



25 St. James Road, Shepshed, Leicestershire, LE12 9JB

Sinclair



25 St. James Road, Shepshed, Leicestershire, LE12 9JB



25 St. James Road, Shepshed, Leicestershire, LE12 9JB

Sinclair



25 St. James Road, Shepshed, Leicestershire, LE12 9JB

Sinclair



25 St. James Road, Shepshed, Leicestershire, LE12 9JB

Sinclair

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	55	
(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