



Sinclair

43 Springfield Road, Shepshed, Leicestershire, LE12 9QW

£299,950

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Substantial Detached Residence
- uPVC Double Glazing/ GC Heating
- Three Double Bedrooms
- Council Tax Band\*: D
- Generously Proportioned Gardens
- Driveway & Detached Garage
- Downstairs WC
- Price: £299,950

## Overview

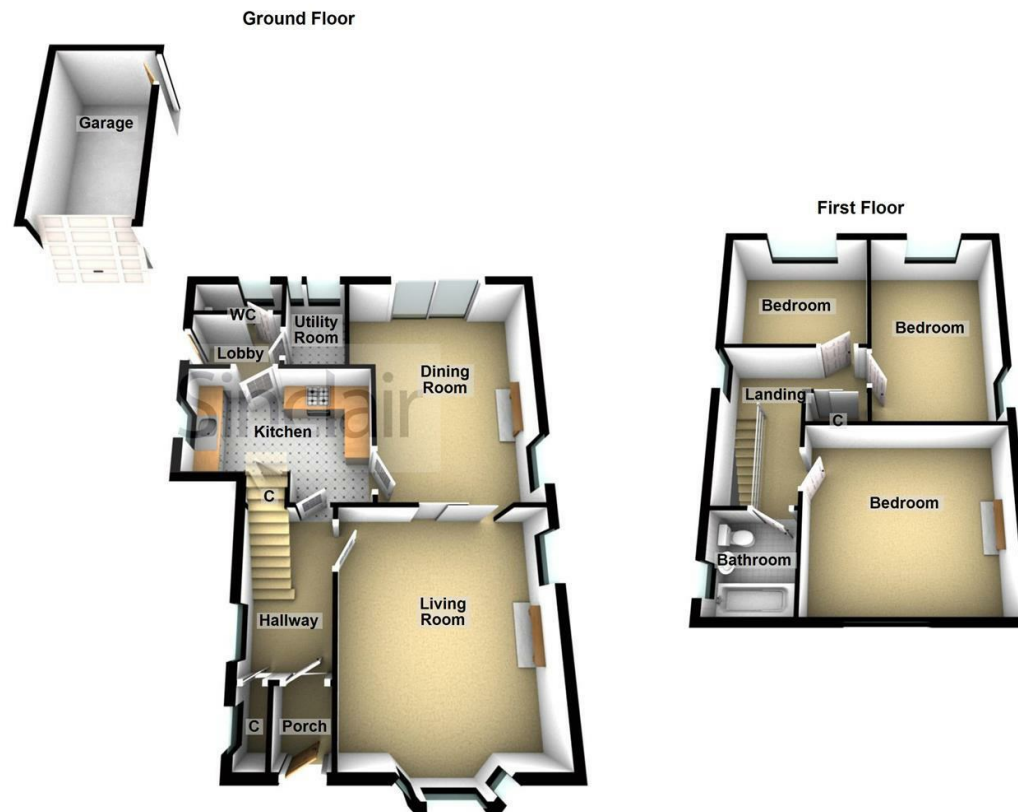
This generously proportioned DETACHED, BAY FRONTED RESIDENCE has been occupied by the same family since built in the 1950s. Although requiring modernisation the property offers excellent potential with a fantastic garden. Internally the accommodation comprises entrance porch, reception hall with cloaks cupboard, living room with parquet flooring and fireplace, separate dining room, a kitchen with pantry door, rear lobby, downstairs wc, utility/boiler room. On the first floor the landing gives way to three well proportioned bedrooms and family bathroom. Outside provides the main feature of sale with a driveway, detached garage and a generously proportioned rear private and mature garden. OFFERED WITH NO UPWARD CHAIN.

## 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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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Porch

An entrance door with inset feature stained glass and led lined window through to the reception room.

#### Reception Hall

Stairs accessing the first floor, uPVC double glazed windows to the side elevation, radiator, a cloaks cupboard with uPVC double glazed window, doors accessing the living room and kitchen.

#### Living Room

14'7 x 13 (not including bay window) (4.45m x 3.96m (not including bay window))

uPVC double glazed bay window, radiator, wooden parquet flooring, central fireplace with tiled hearth and surround, uPVC double glazed window and double doors accessing the dining room.

#### Dining Room

15'5 x 10'3 (min 11'11 max) (4.70m x 3.12m (min 3.63m max))

A central fireplace with marble hearth and back, wooden side, over mantle and an inset gas fed fire. uPVC double glazed window, uPVC double glazed sliding doors over looking and accessing the garden, radiator, door accessing the kitchen.

#### Kitchen

12'9 x 8'10 (3.89m x 2.69m)

Having a range of wall and base units, one and a half bowl sink drainer unit, gas hob with oven under and extractor fan over, radiator, plumbing for appliances, uPVC double glazed window and door accessing the pantry store. The pantry store has a window and shelving. From the kitchen there is a door accessing the rear lobby which in turn leads to a downstairs wc and utility room. There is a uPVC double glazed door to the outside.

#### Utility Room

Housing the floor standing gas boiler, uPVC double glazed window.

### FIRST FLOOR LANDING

Gives way to three well proportioned double bedrooms, a bathroom, uPVC double glazed window, radiator and airing cupboard.

#### Bedroom One

14'7 x 13 (4.45m x 3.96m)

uPVC double glazed window to two elevations, radiator and a central open fireplace with tiled hearth and surround.

#### Bedroom Two

16'8 x 10'4 (5.08m x 3.15m)

uPVC double glazed window over looking the garden, radiator and a further uPVC double glazed window.

#### Bedroom Three

10'2 x 9'5 (3.10m x 2.87m)

Having uPVC double glazed window over looking the garden, radiator.

#### Bathroom

Comprising a paneled bath, shower over, low flush wc, pedestal wash hand basin, radiator with chrome towel rail, uPVC double glazed opaque glass window.

### OUTSIDE

The plot is a particular feature of sale with a hedged front boundary, lawn front garden, driveway providing off road car standing, which in turn leads to the detached brick built garage with up and over door and personnel access door.

The rear garden is generously proportioned and mature with private aspects. The garden is laid mainly to lawn with a variety of plants, shrubs and trees, a timber built shed and central pathway to the rear boundary.

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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>85</b>   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | <b>60</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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## Referral Fee Disclosure

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## Thinking of Selling?

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