



Sinclair

50 Threadcutters Way, Shepshed, Leicestershire, LE12 9JY

£200,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Two Double Bedrooms
- Low Maintenance
- Ground floor W.C
- Council Tax Band*: B
- Ideal First Time Purchase
- Modern Throughout
- Off-Road Parking
- Price: £200,000

Overview

* IDEAL FIRST TIME PURCHASE * This TWO BEDROOM HOME is situated in a popular CUL-DE-SAC within the heart of the popular commuter town of Shepshed and benefits from being MODERNISED THROUGHOUT. In brief the property comprises an entrance hall, guest cloakroom, kitchen and lounge/diner to the ground floor. Stairs rising to the first floor landing give way to two double bedrooms and the family bathroom. Externally the rear garden has been cultivated for a low-maintenance existence and benefits from a solid timber workshop. To the front of the home is a driveway for off-road car standing. EPC rating C.

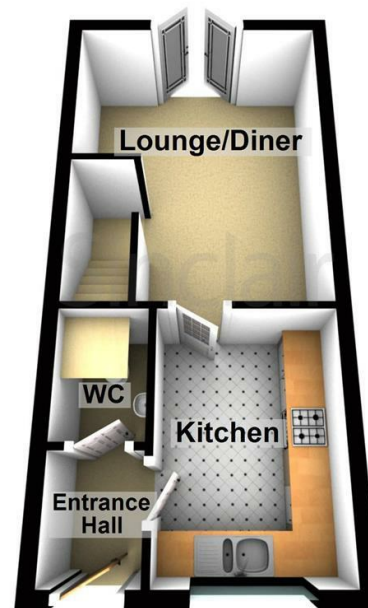
Location**

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 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.

Ground Floor



First Floor



50 Threadcutters Way, Shepshed, Leicestershire, LE12 9JY

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and having ceramic tiled flooring.

Guest Clockroom

Comprising a low level push button WC, pedestal wash hand basin with mono block mixer tap, tiled splash backs and ceramic tiled flooring .

Kitchen

7'4 x 10'5 (2.24m x 3.18m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge work surface, a four ring gas hob and extractor hood over, having tiled splash backs with one and half bowl sink and drainer unit with swan neck mixer tap enjoying a concealed gas fired central heating boiler with electric oven and grill having ceramic tiled floor and uPVC double glazed window to front.

Lounge/Dining Room

11'5 x 14'3 (3.48m x 4.34m)

Having a set of uPVC framed french doors accessing the rear garden with engineered oak flooring and stairs raising to the first floor.

FIRST FLOOR

Landing

Stairs ascending the first floor landing grant access to two good sized bedrooms and the family bathroom and comprise a loft which is boarded with both light and power and accessible via a pull down ladder.

Family Bathroom

4'8 x 8'6 (1.42m x 2.59m)

This three piece white suite comprises a low level push button WC, pedestal hand wash basin with mono block mixer tap, panel bath having a splash screen and thermostatic bar mixer shower over with an extractor fan, ceramic tiled walls and timber effect vinyl flooring.

Bedroom One

11'5 x 7'9 (3.48m x 2.36m)

Granting access to over stairs storage and having a uPVC double glazed window to rear.

Bedroom Two

11'4 x 7'6 (3.45m x 2.29m)

Having uPVC double glazed windows to front.

OUTSIDE

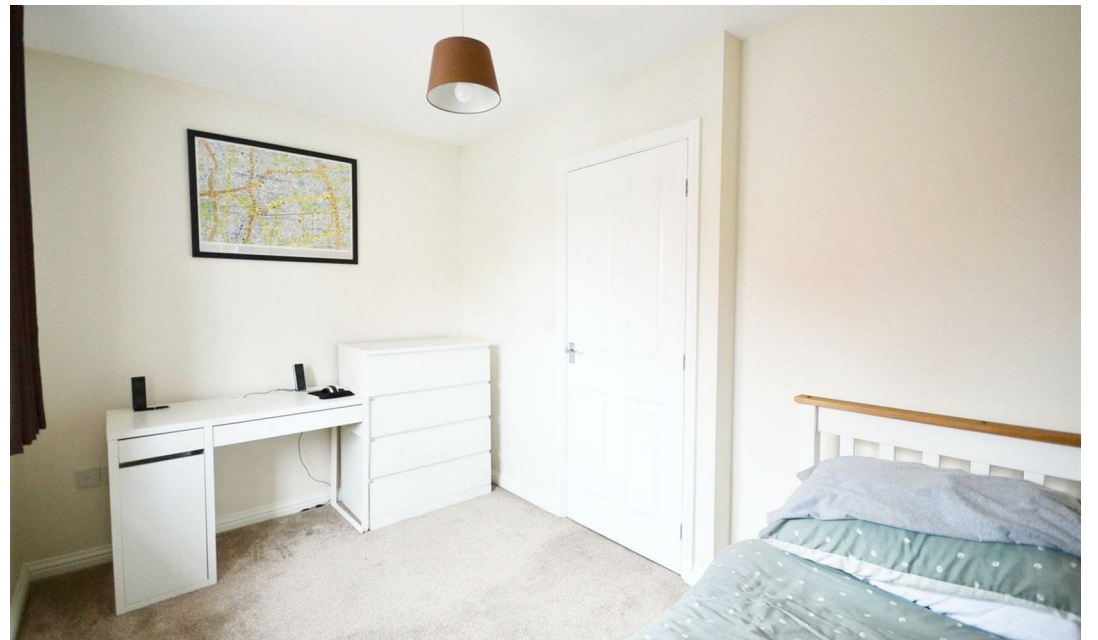
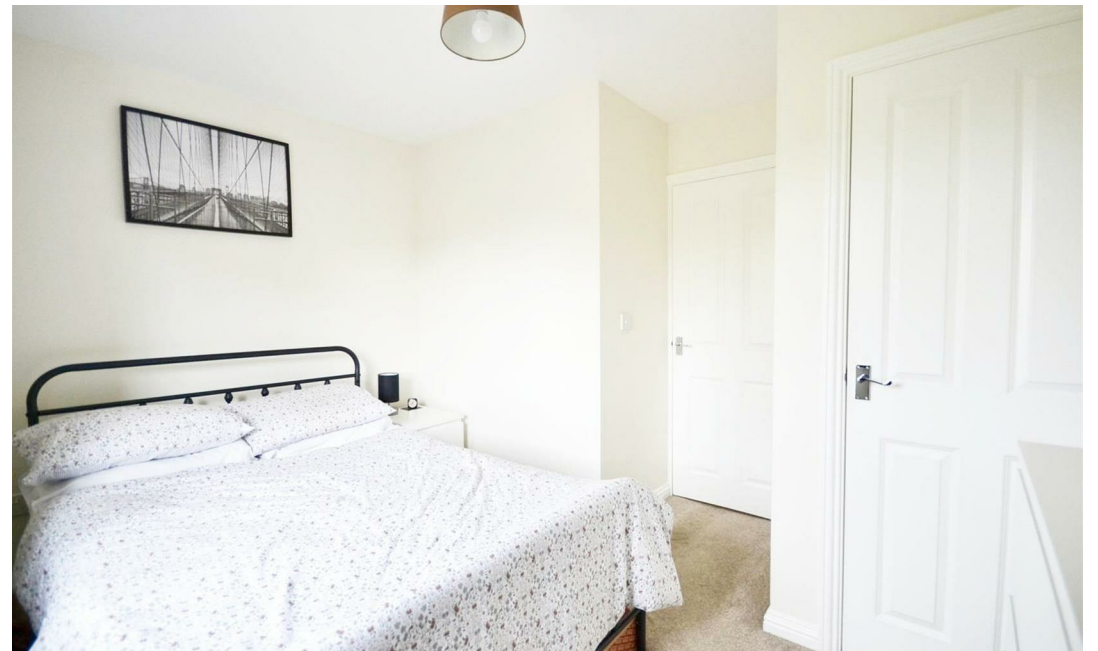
The rear garden has been designed with minimum maintenance in mind. Stone borders adorn the edges of a dividing slab pathway with close board fencing, timber shed to the rear of the garden and side gated access.

To the front there is a tarmacadam driveway providing off-road parking.



50 Threadcutters Way, Shepshed, Leicestershire, LE12 9JY

Sinclair



50 Threadcutters Way, Shepshed, Leicestershire, LE12 9JY

Sinclair



50 Threadcutters Way, Shepshed, Leicestershire, LE12 9JY

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(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