



Sinclair

37A Sullington Road, Shepshed, Leicestershire, LE12 9JF

£180,000

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Property at a glance

- Two Bedrooms
- Driveway & Large Garden
- Close To Amenities
- Council Tax Band*: B
- No Upward Chain
- Gas Central Heating
- Ideal First Time Purchase
- Price: £180,000

Overview

This TWO BEDROOM SEMI-DETACHED property comes to the market offered with NO UPWARD CHAIN. Ideal accommodation for the first time purchase. The accommodation comprises entrance hall, living room, kitchen and on the first floor a landing gives way to two bedrooms and bathroom. Outside there is a side driveway providing off road parking and an enclosed garden to rear. Early viewings highly advised. 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)

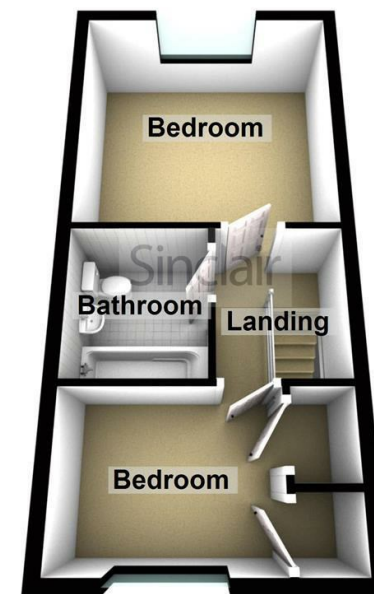


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door with timber effect laminate flooring, storage cupboard and stairs rising to the first floor.

Kitchen

6'3 x 11'1 (1.91m x 3.38m)

Having a range of wall and base unit with rolled edge worktops, stainless steel sink and drainer unit, electric oven and grill with a four ring electric hob with extractor fan above. Also benefiting from uPVC double glazed window to the front, timber effect vinyl flooring and tiled splash back.

Living Room

12'3 x 14'11 (3.73m x 4.55m)

Enjoying a dual aspect with uPVC double glazed window to side and french doors out to the garden, coving, pendant lighting and timber effect laminate flooring.

FIRST FLOOR LANDING

Stairs rising to the first floor landing accessing two bedrooms and bathrooms.

Bedroom One

12'3 x 11'9 (3.73m x 3.58m)

Having uPVC double glazed window to rear.

Bedroom Two

9'2 x 7'4 (2.79m x 2.24m)

Having uPVC double glazed window to front, storage cupboards one housing the water cylinder and loft hatch access.

Bathroom

6'2 x 6'10 (1.88m x 2.08m)

This three piece suite comprises a low level flush wc, pedestal wash hand basin,

paneled bath with electric shower over with tiled splash back, extractor fan, timber effect flooring and uPVC double glazed opaque window to side.

OUTSIDE

The rear has closed board fencing surround, side gated access, patio area, lawn and mature tree and shrubs.

To the front the property has a tarmacadam driveway to the side for multiple off road vehicles.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

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

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Photographs

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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.

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Thinking of Selling?

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