

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, serif font.

'Cowhill Lodge' Ashby Road, Shepshed, Leicestershire, LE12 9BS

Guide Price £150,000

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Property at a glance

- Unique Detached Bungalow
- Cash Buyers Only
- No Upward Chain
- Council Tax Band*: A
- One Bedroom Property
- Ease Of Access To M1
- Generously Proportioned Garden
- Price: £150,000

Overview

CASH BUYERS ONLY. Cowhill Lodge is a unique bungalow offering ease of access to the M1, Shepshed and Loughborough. The property enjoys a well proportioned rear gardens and internally the accommodation comprises living room, kitchen, double bedroom and shower room. Outside there is a well proportioned rear garden with garden entertaining room/ bar and there is parking space to the front. EPC RATING G.

The property does require modernisation but is priced accordingly. Offered with No Upward Chain

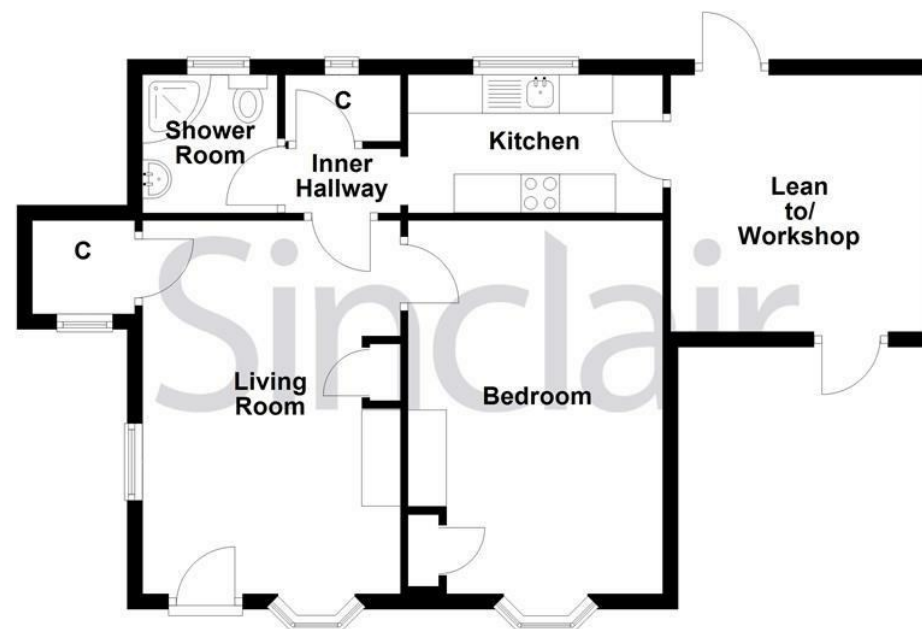
Location**

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 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) What3Words



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

Ground Floor



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Detailed Accommodation

DETAILED ACCOMMODATION

Entrance door through to the main living room.

Living Room

15'11 x 9'9 min (4.85m x 2.97m min)

There is a wood burning stove set to a hearth with built in cupboards and shelving to the side of chimney breast, there is a multi pane bay window to the front elevation and a multi pane window to the side elevation, ceramic tiled flooring, doors accessing the main bedroom and inner hallway which in turn leads to the kitchen and shower room. There is a built in pantry store with window.

Bedroom

15'11 x 9'9 (front of chimney breast) (4.85m x 2.97m (front of chimney breast))

With multi pane bay window to the front elevation, built in storage cupboard, ceramic tiled flooring.

Kitchen

11'2 x 6' (3.40m x 1.83m)

Single drainer stainless steel sink unit, base level cupboards, electric cooker point and space for a tall standing fridge freezer, a window overlooking the rear garden and door accessing the covered timber store.

Lean-to Store

'9 x 10'8 ('2.74m x 3.25m)

Doors to the front and rear elevations, the rear accessing the garden.

Rear Garden

Is mature and private laid mainly to grass. there is a timber store and an outdoor entertaining room.

Outdoor Entertaining Room

23' x 11'5 (7.01m x 3.48m)

A designated bar area, electric, light and power and a personal side access door to the front of the property there is a driveway providing an off road parking space.

NOTE TO PURCHASERS

We have been advised that the property is for cash purchasers only.

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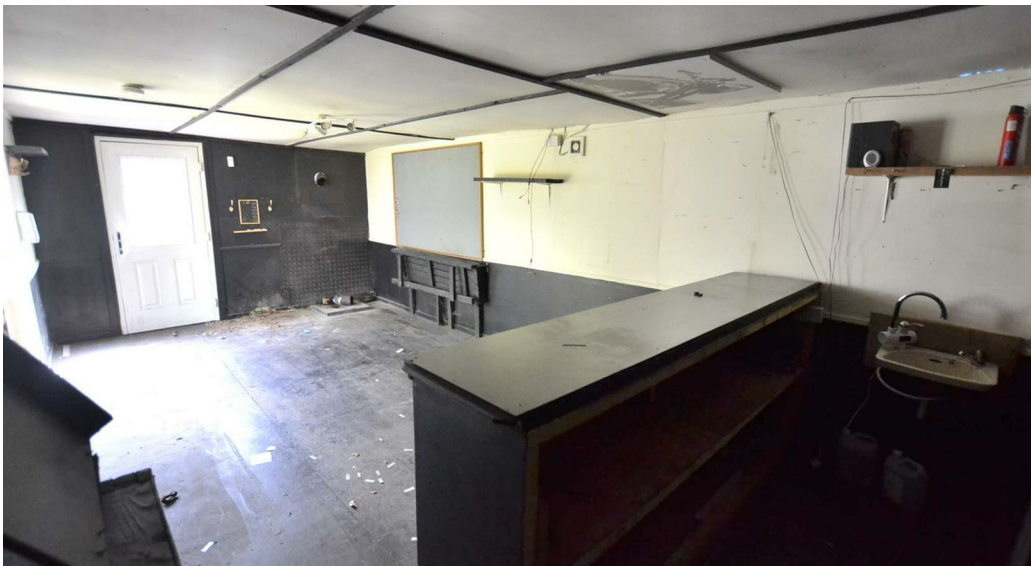
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
<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

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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.

Referral Fee Disclosure

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