



Sinclair

5 Loughborough Road, Shepshed, Leicestershire, LE12 9DL

£225,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Detached Bungalow
- Modern Fitted Kitchen
- Beautifully Maintained
- Council Tax Band*: C
- Two Bedrooms
- Close To Market Place Centre
- Modern Kitchen & Wet/ Shower Room
- Price: £225,000

Overview

THIS TWO BEDROOM DETACHED BUNGALOW IS SITUATED ON AN ELEVATED POSITION ALLOWING PANORAMIC VIEWS OF THE SURROUNDING AREA. In a non-estate location close to the village centre. The property comprises; uPVC double glazing and gas central heating. The property benefits from a fitted kitchen, living room with dining area, wet room with a three piece suite and two bedrooms. To the outside is a shared drive way leading to the detached garage, landscaped gardens to the front of the property with a patio and paving to the side and rear of the property.

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



5 Loughborough Road, Shepshed, Leicestershire, LE12 9DL

Sinclair

Detailed Accommodation

PORCH

With uPVC glazing to the front and sides, LTV flooring, front door with adjacent opaque window accessing the hall.

HALL

Loft access, cupboard for storage/cloaks door accessing the living room, both bedrooms and the wet room. Karndean wood effect flooring

LIVING ROOM

16'11 x 10'10 (5.16m x 3.30m)

With uPVC double glazed picture window to the front elevation, enjoying elevated views of the surrounding area. Fire place that could accommodate a wood burning stove, slate hearth and granite back with wooden over mantle. Radiator. Door accessing the kitchen. Karndean wood effect flooring

KITCHEN

13'2 x 8'8 (4.01m x 2.64m)

A refitted kitchen with units fitted to the wall and base including a larder storage cupboard a stainless steel sink unit set in to rolled top preparation surface with attractive tiled surround. Integrated fridge and freezer, electric hob with oven under, and extractor hood over. Wall mounted boiler, uPVC double glazed windows to the side and rear elevations. uPVC double glazed opaque door accessing the rear patio area. Radiator.

BEDROOM ONE

10'11 x 9'9 (3.33m x 2.97m)

With uPVC double glazed window to the front elevation, radiator.

BEDROOM TWO

9'9 x 8'9 (2.97m x 2.67m)

With uPVC double glazed window to the rear elevation, radiator.

WET ROOM

The wet room is fitted with a low flush w.c. a pedestal wash hand basin, and walk in shower area. Radiator, uPVC double glazed opaque window to the rear elevation.

TO THE OUTSIDE

A shared driveway leads to the detached brick built garage, the garage has an up and

over door.

To the front of the property is a landscaped garden with lawn, trees and shrubs. There is gated side access via both sides of the property.

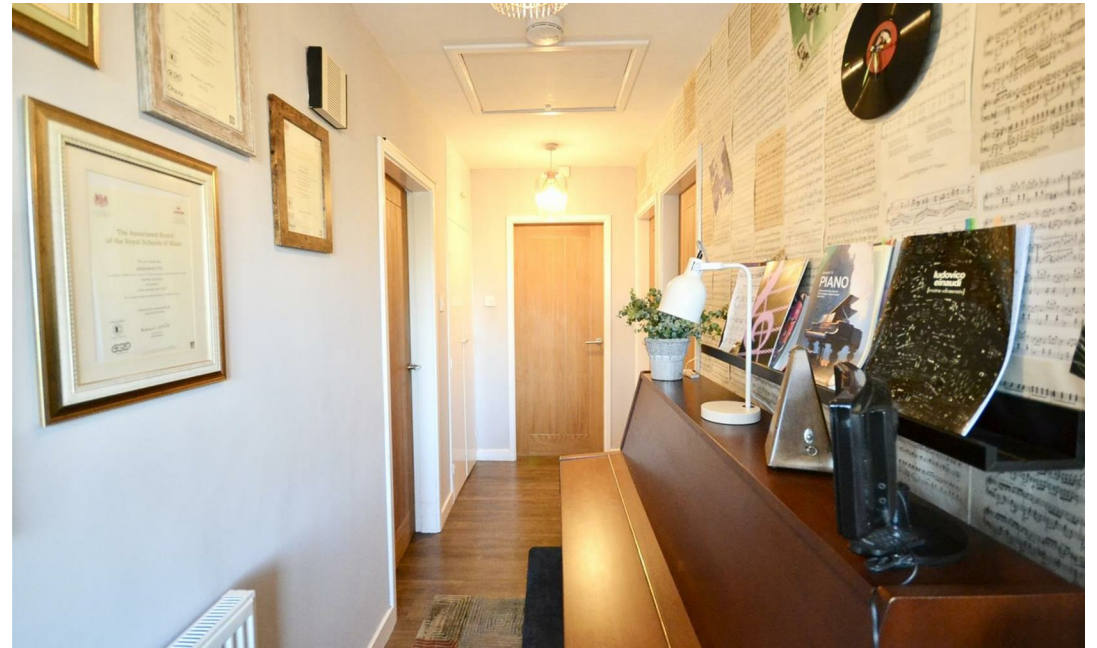
To the rear is a patio area with paved access to the rear. The rear/side garden is enclosed with an attractive granite wall.

Note To Purchasers

We are advised by the vendor that there is a restrictive covenant on the property which does not allow for a first floor extension to be built.

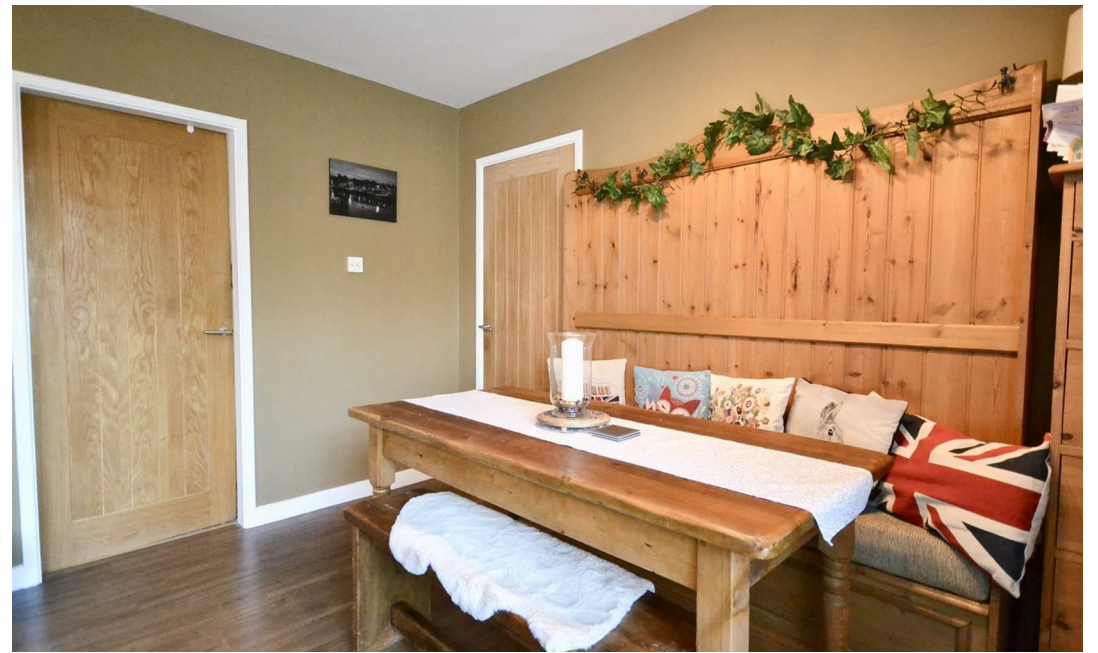
5 Loughborough Road, Shepshed, Leicestershire, LE12 9DL

Sinclair



5 Loughborough Road, Shepshed, Leicestershire, LE12 9DL

Sinclair



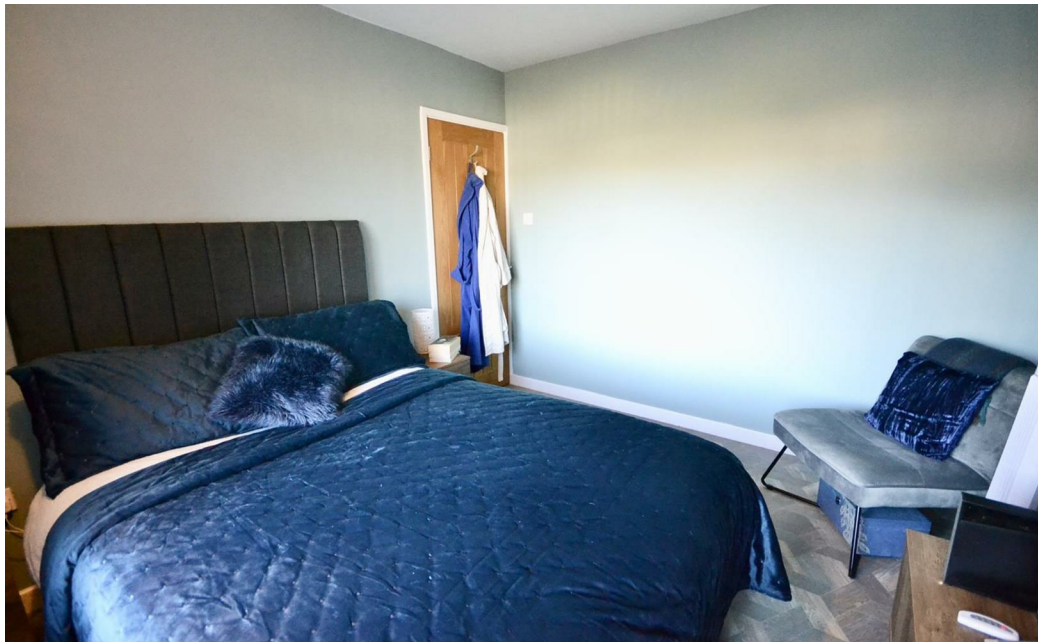
5 Loughborough Road, Shepshed, Leicestershire, LE12 9DL

Sinclair



5 Loughborough Road, Shepshed, Leicestershire, LE12 9DL





5 Loughborough Road, Shepshed, Leicestershire, LE12 9DL



5 Loughborough Road, Shepshed, Leicestershire, LE12 9DL

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	58	
(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