



11 Websters Close, Shepshed, Loughborough, LE12 9AT

£325,000

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



## Property at a glance

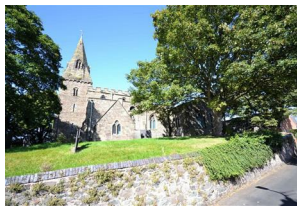
- Favoured Cul-De-Sac Setting
- Downstairs Cloakroom/W.C.
- Separate Dining Room
- Council Tax Band\*: E
- Four Double Bedrooms
- En Suite to Master
- Private Rear Gardens
- Price: £325,000

## Overview

This FOUR DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market situated on a popular cul-de-sac setting off Moscow Lane, this home enjoys a private rear garden, block paved driveway, garaging and has internal accommodation which in brief comprises entrance hall, living room, separate dining room, breakfast kitchen, downstairs cloakroom/W.C. The first floor landing gives way to four double bedrooms, with en suite to the master, and family bathroom. EPC RATING C.

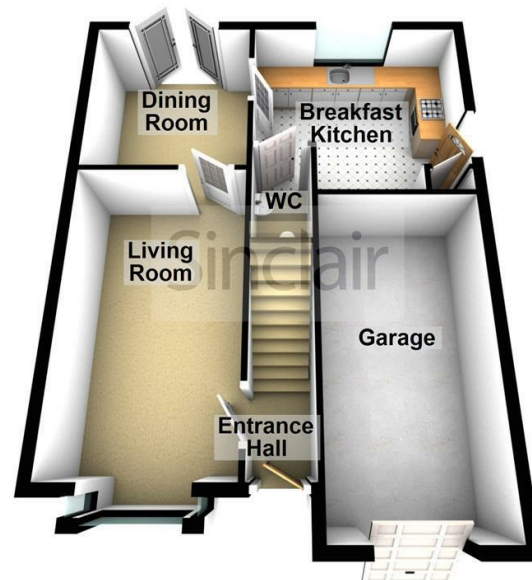
## Location\*\*

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 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)

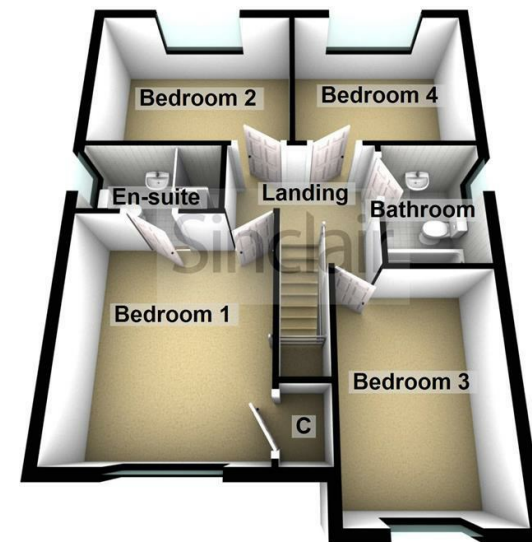


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### DETAILED ACCOMODATION

Contemporary entrance door through to the entrance hall.

#### Entrance Hall

With stairs accessing the first floor and door through to the living room.

#### Living Room

16'6 x 10'10 (not including bay window) (5.03m x 3.30m (not including bay window))

uPVC double glazed box bay window with built in seating, radiator, door accessing the dining room.

#### Separate Dining Room

9'10 x 9'6 (3.00m x 2.90m)

With uPVC double glazed French patio doors and overlooking the garden, radiator, door accessing the fitted kitchen.

#### Fitted Kitchen

12'6 x 11'6 (3.81m x 3.51m )

With single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, rolled edge work surface, tiled surround, uPVC double glazed window overlooking the garden, plumbing for washing machine, radiator, space for a tall standing American Style fridge freezer or breakfast table. Gas hob with oven under, uPVC double glazed doors to the side elevation, door accessing the downstairs cloaks/w.c.

#### Downstairs Cloaks/W.C.

Fitted with a white two piece suite, comprising low flush w.c. and pedestal wash hand basin, radiator.

#### First Floor Landing

The landing gives way to four double bedrooms, with en suite to the master and family bathroom.

#### Master Bedroom

12'11 x 11'0 (3.94m x 3.35m)

With uPVC double glazed window, radiator, door accessing a built in well proportioned wardrobe/cupboard, door accessing the en suite.

#### En Suite

The en suite is fitted with a white three piece suite, comprising double width shower cubicle, low flush w.c. and pedestal wash hand basin, heated chrome towel rail, uPVC double glazed opaque glass window.

#### Bedroom Two

11'9 x 8'11 (3.58m x 2.72m)

With uPVC double glazed window overlooking the garden, radiator.

#### Bedroom Three

12'4 x 8'4 (3.76m x 2.54m)

With uPVC double glazed window, radiator.

#### Bedroom Four

10'11 x 9'1 (3.33m x 2.77m)

With uPVC double glazed window, radiator.

#### Family Bathroom

The family bathroom is fitted with a white three piece suite comprising panelled bath with combination shower tap, low flush w.c, pedestal wash hand basin, heated chrome towel rail, uPVC double glazed opaque glass window.

#### Outside

To the front of the property is a block paved driveway providing off road parking and access to the integral garage, there is side access leading to the rear garden. The rear garden has a timber decking area and patio area with garden laid mainly to lawn beyond. The garden enjoys privacy to the plot with a tree lined rear aspect, timber screened fencing.

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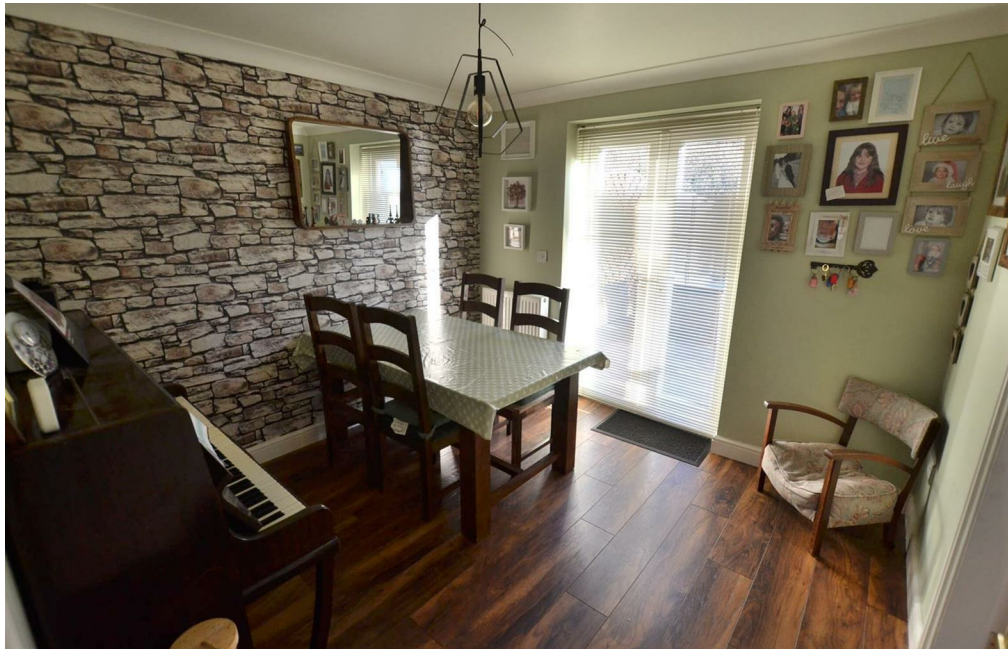
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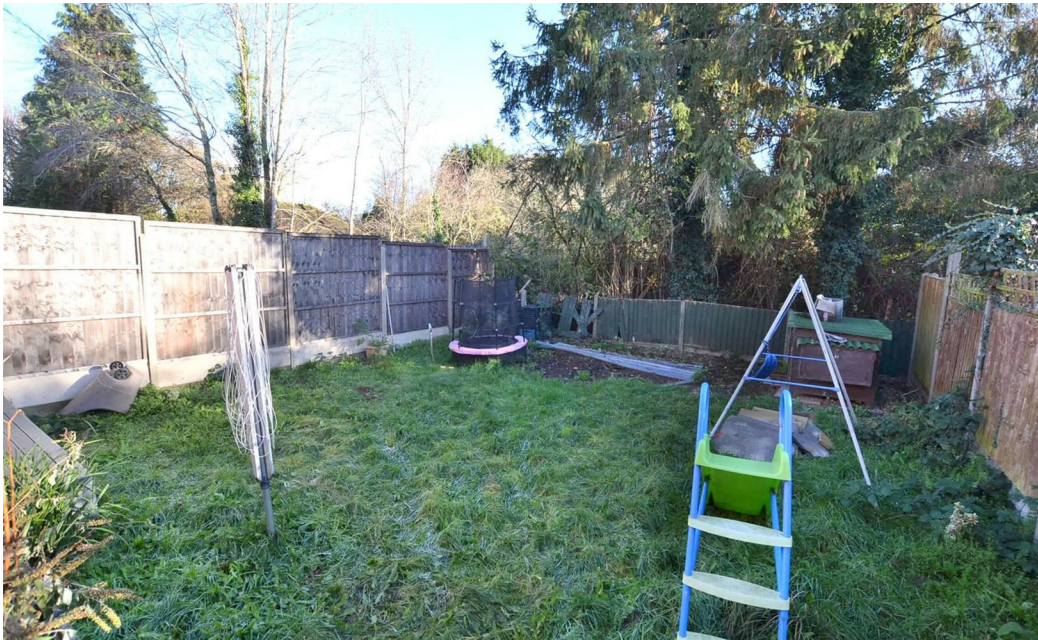
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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## Referral Fee Disclosure

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