



# Sinclair

4 Charles Hall Close, Shepshed, Leicestershire, LE12 9UP

Asking Price £279,950

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



## Property at a glance

- Four Double Bedrooms
- Breakfast Kitchen And Utility Room
- Converted Garage
- Council Tax Band\*: D
- En-Suite To Master
- Lounge And Dining Room
- Immaculately Presented
- Price: £279,950

## Overview

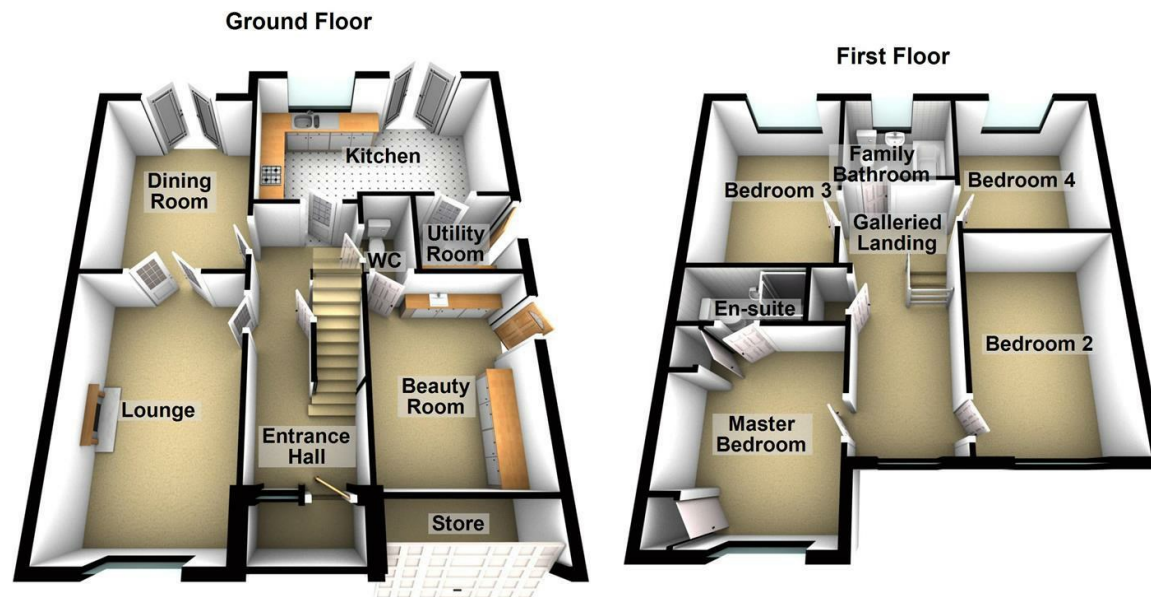
SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A PLEASANT POSITION IN THIS SOUGHT AFTER LOCATION BOASTING CONVERTED GARAGE CURRENTLY AS A BEAUTY ROOM, UTILITY AND MASTER SUITE WITH FOUR DOUBLE BEDROOMS ON THE FIRST FLOOR. AN INTERNAL INSPECTION COMES HIGHLY ADVISED IN ORDER TO APPRECIATE THE WEALTH OF ACCOMMODATION OVER TWO STORIES. At a glance this four bedroom family home comprises entrance hall, beauty room, guest cloakroom, spacious lounge, dining room, fitted breakfast kitchen, utility room and stairs rising to the first floor galleried landing grant access to four double bedrooms with en-suite shower room to master and a family bathroom. Externally the property boasts a private rear garden with patio area and front garden with tarmacadam driveway. \*\*EPC RATING AWAITED \*\*.

## 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.



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## Detailed Accommodation

### ENTRANCE HALL

Having timber effect vinyl flooring, radiator, coving. Composite front door and uPVC double glazed window to front and having understairs storage with stairs rising to the first floor.

### LOUNGE

9'9 x 15'4 (2.97m x 4.67m)

Having uPVC double glazed window to front, radiator, coving. Fireplace with inset gas living flame and marble surround and hearth and double opening timber glazed doors accessing the dining room.

### DINING ROOM

9'9 x 12'8 (2.97m x 3.86m)

Having uPVC french doors to the rear accessing the patio area, coving and radiator.

### FITTED BREAKFAST KITCHEN

16'0 x 9'2 (4.88m x 2.79m)

Inclusive of the contemporary range of Cream wall and base units with complimentary rolled edged work surfaces; four ring gas hob, oven and grill with extractor hood over, one and a half sink and drainer unit with tiled splashbacks with integral fridge freezer. Coving, inset down lights, uPVC double glazed window to rear, radiator and having uPVC french doors accessing the private rear garden and having ceramic tiled floor with access to the utility room.

### UTILITY ROOM

5'11 x 5'0 (1.80m x 1.52m)

Having continued ceramic tiled flooring and contemporary Cream wall and base units and rolled edged work surfaces. Radiator, wall mounted gas fired central heating boiler, space and plumbing for appliances, having sink and drainer unit with tiled splash backs, extractor fan and uPVC double glazed side door.

### GUEST CLOAKROOM

Comprising low level w.c., radiator, timber effect vinyl flooring and accessing the beauty room.

### BEAUTY ROOM

8'7 x 11'7 (2.62m x 3.53m)

Having uPVC double glazed side access door, wash hand basin mounted on work surface with shelving below. Further work surface with Cream cabinets below, radiator and continued timber effect vinyl flooring.

### GALLERIED LANDING

Stairs rising to the first floor lead to the galleried landing which benefits from uPVC double glazed window to front, radiator and loft access and having airing cupboard housing the hot water cylinder with shelving.

### MASTER BEDROOM

9'10 x 11'8 (3.00m x 3.56m)

Having uPVC double glazed window to front, radiator. Recess able to accommodate a Queen size bed with cabinets above and beside. with further range of fitted wardrobes.

### EN SUITE SHOWER ROOM

Having low level w.c., pedestal wash hand basin with mixer tap with tiled splashbacks, double walk in shower with hand held washer and drencher shower above. Adjacent wall tiling. Inset down lights extractor fan, shaver point and having radiator.

### BEDROOM TWO

9'5 x 12'8 (2.87m x 3.86m)

With uPVC double glazed window to front and radiator.

### BEDROOM THREE

8'5 x 11'8 (2.57m x 3.56m)

With uPVC double glazed window to rear, and radiator.

### BEDROOM FOUR

9'6 x 10'2 (2.90m x 3.10m)

Having uPVC double glazed window to rear and radiator.

### FAMILY BATHROOM

7'8 x 6'3 (2.34m x 1.91m)

This three piece white suite comprises low level w.c., pedestal wash hand basin with mixer taps, dado height wall tiling, panelled bath with adjacent wall tiling and mono block mixer tap, thermostatic shower attachment, extractor fan, inset down lights, shaver point, opaque double glazed window to rear and having radiator.

### PRIVATE REAR GARDEN

Having paved walkway leading to lawn with pebbled edging, timber fenced surround and side gated access. Raised decking, a range of shrubs, raised Koi pond to rear, water point. Wall mounted lantern style lighting.

### FRONT GARDEN

Having tarmacadam driveway, lawn with shrubs surrounding, pebbled area and covered way accessing the front door with lighting.

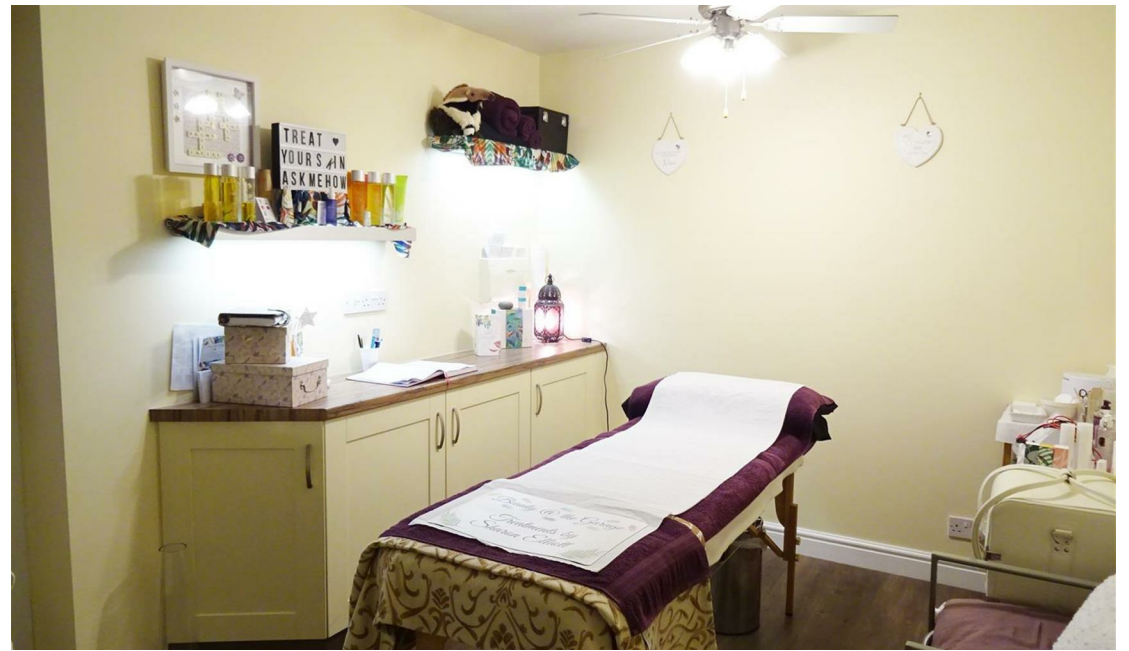




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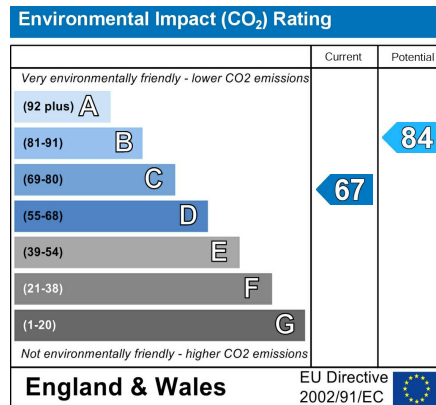
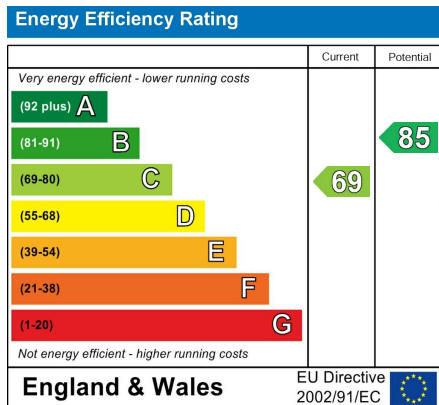




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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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

\*\* All distances have been taken from Google maps and must be taken as approximate.

### 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.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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