



17 Manor Gardens, Shepshed, Leicestershire, LE12 9BD

£225,000

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Three Bedrooms
- Off-Road Parking & Detached Garage
- Front & Rear Gardens
- Council Tax Band\*: C
- No Upward Chain
- Extended Semi-Detached
- Easy Access To Market Place
- Price: £225,000

## Overview

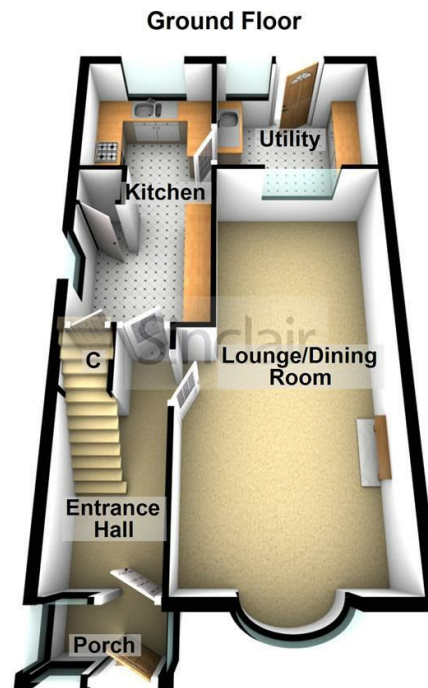
This EXTENDED THREE BEDROOM SEMI DETACHED HOME come to the market OFFERED WITH NO UPWARD CHAIN. Situated in the popular commuter town of Shepshed in a cul de sac setting, close to amenities and transport links. This property benefits from cavity wall insulation and briefly comprises; entrance hall, lounge/dining room, kitchen, utility and stairs rising to the first floor landing granting access to three bedrooms and family bathroom. Externally the property enjoys a rear garden, detached garage and ample frontage. EPC RATING TBC.

## 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 school; Iveshead School and 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 Stations: Loughborough (5.5 miles) East Midlands Parkway Rail Station (6.1 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

### GROUND FLOOR

#### Porch

5'10 x 2'11 (1.78m x 0.89m)

Entered through a uPVC double glazed front door, with glass panels either side and giving way to the entrance hall.

#### Entrance Hall

Stairs rising to the first floor, coving, radiator and accessing the lounge/dining room and kitchen.

#### Lounge/Dining Room

12 (9'10min) x 24'2 (3.66m (3.00mmin) x 7.37m )

uPVC double glazed bow window to front and uPVC double glazed window into the utility room. Also having coving, ceiling rose, radiator, wall lighting, electric fire (not in use) with a brick surround and tiled hearth.

#### Kitchen

7'10 x 18'5 (2.39m x 5.61m)

A range of wall and base units, rolled edge worksurfaces, extractor fan over free standing oven, one and a half stainless steel sink drainer unit. wall mounted gas fed boiler, space and plumbing for appliances. Also having two storage cupboards, uPVC double glazed windows to the front and side, tiled splashback and flooring.

#### Utility

8'8 x 7'1 (2.64m x 2.16m)

Having tiled effect vinyl flooring, coving, stainless steel sink drainer unit with tiled splashback, uPVC double glazed window to rear with composite rear accessing the rear garden.

### FIRST FLOOR LANDING

Stairs rising to the first floor give way to three bedrooms and family bathroom. Having uPVC double glazed window to side, coving and an airing cupboard housing the hot water cylinder.

#### Bedroom One

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

Having uPVC double glazed window to front, telephone point and a range of built in furniture including wardrobe and headboard.

#### Bedroom Two

9'8 x 10'7 (2.95m x 3.23m)

A range of fitted wardrobes and uPVC double glazed window to rear.

#### Bedroom Three

7'2 x 7'11 (2.18m x 2.41m)

uPVC double glazed window to front.

#### Bathroom

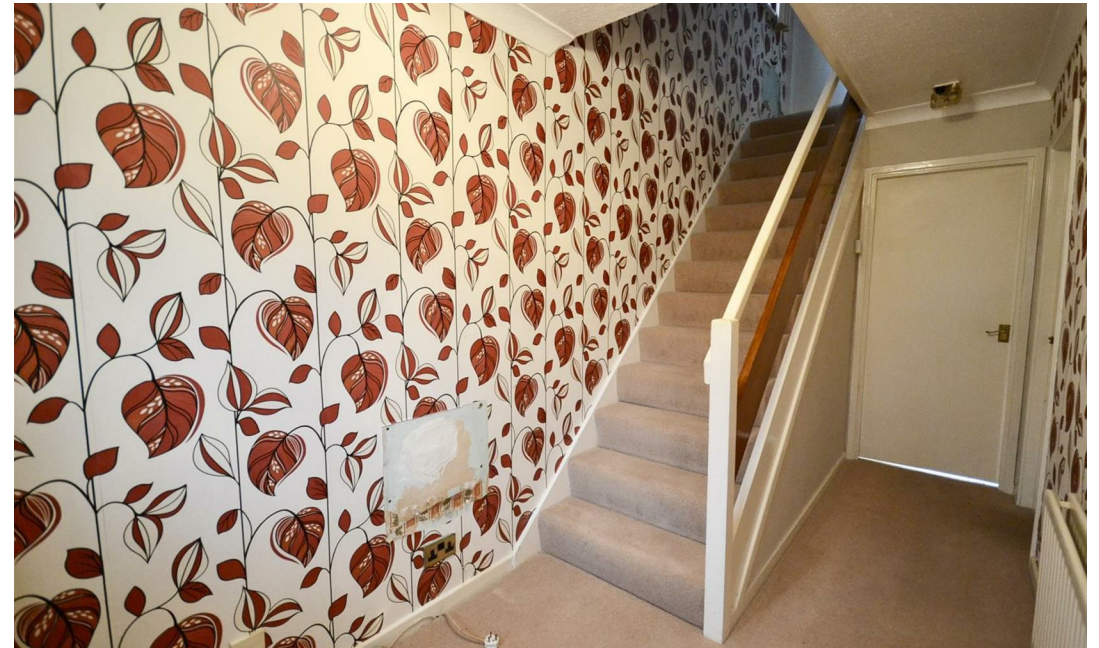
8'6 x 6'6 (2.59m x 1.98m)

This three piece suite comprises a low level wc, pedestal wash hand basin, corner thermostatic shower enclosure, chrome heated towel rails, tiled floors and walls. Also benefitting from dual aspect with uPVC double glazed opaque windows to both side and rear.

### OUTSIDE

To the front of the property there is a lawned garden and slabbed patio seating area to the rear of the property, there is gated access leading to the off-road parking and garaging.





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## Energy Efficiency Rating

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

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## Referral Fee Disclosure

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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