



Sinclair

27 Main Street, Rempstone, Leicestershire, LE12 6RH

£300,000

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

## Property at a glance

- Detached Bungalow
- Two Bedrooms
- No Upward Chain
- Modernisation Required
- Village Location
- uPVC Double Glazing
- Council Tax Band\*: Price: £300,000

## Overview

This TWO BEDROOM DETACHED BUNGALOW comes to the market offered with NO UPWARD CHAIN, situated in the favoured village of Rempstone. Internally the accommodation has an entrance hall, kitchen, living room, bathroom and two double bedrooms. To the outside the property has a side garden as well as a large front garden with stairs leading up to the front door. EPC Rating tbc

## Location\*\*

Rempstone is a village and civil parish in the Rushcliffe district of Nottinghamshire, although its closest town and postal address is Loughborough across the border in Leicestershire. It is situated at the crossing of the A60 and A6006 roads. The village has a village hall and public house (White Lion), there are no schools. Kinchbus (yellow and blue livery) '9' passes through Rempstone along the A60 between Nottingham & Loughborough daily, including an evening service from Monday to Saturday. Nearest Airport: East Midlands (10.8 miles). Nearest Train Station: Loughborough (4 miles). Nearest Town/City: Loughborough (4.7 miles). Nearest Motorway: M1 (J24)



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

## Ground Floor



27 Main Street, Rempstone, Leicestershire, LE12 6RH

Sinclair

## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a uPVC glass panelled front door through to the hallway, inset footwell and electric heater.

#### Kitchen

11 x 7'6 (10'1 max) (3.35m x 2.29m (3.07m max))

Having a range of wall and base units, stainless steel sink drainer unit, part tiled walls, electric heater, space and plumbing for appliances. uPVC double glazed window to the front and rear as well as a uPVC door accessing the side of the property.

#### Living Room

14'4 x 8'3 (4.37m x 2.51m)

uPVC double glazed window to front, coving and a fireplace with brick surround and a tiled hearth.

#### Bathroom

7'2 x 6'11 (2.18m x 2.11m)

This three piece suite comprises pedestal wash hand basin, low level wc, panelled bath with thermostatic shower over and uPVC double glazed opaque window to side.

#### Bedroom One

14'4 x 10'10 (4.37m x 3.30m)

uPVC double glazed window to side, coving, pendant light and a range of built in wardrobe/cupboards.

#### Bedroom Two

11'11 x 12 (3.63m x 3.66m)

uPVC double glazed window to side, coving and storage cupboard.

#### OUTSIDE

Having steps leading to the front door with flower beds with range of trees and shrubs to either side. To the side and rear of the property there is a private enclosed garden with established boundary walls, mature trees and shrubs. There is also a side gate leading to the front.

#### NOTE TO PURCHASERS

It should be noted by prospective purchasers that probate has been applied for, until probate is granted exchange and completion can't happen.



27 Main Street, Rempstone, Leicestershire, LE12 6RH

Sinclair



27 Main Street, Rempstone, Leicestershire, LE12 6RH

Sinclair



27 Main Street, Rempstone, Leicestershire, LE12 6RH

Sinclair



27 Main Street, Rempstone, Leicestershire, LE12 6RH

Sinclair

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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

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](mailto:shepshed@sinclairestateagents.co.uk)