

Sinclair

40 Stableford Close, Shepshed

Loughborough

£235,000

Sinclair
FOR SALE



40 Stableford Close

Shepshed, Loughborough

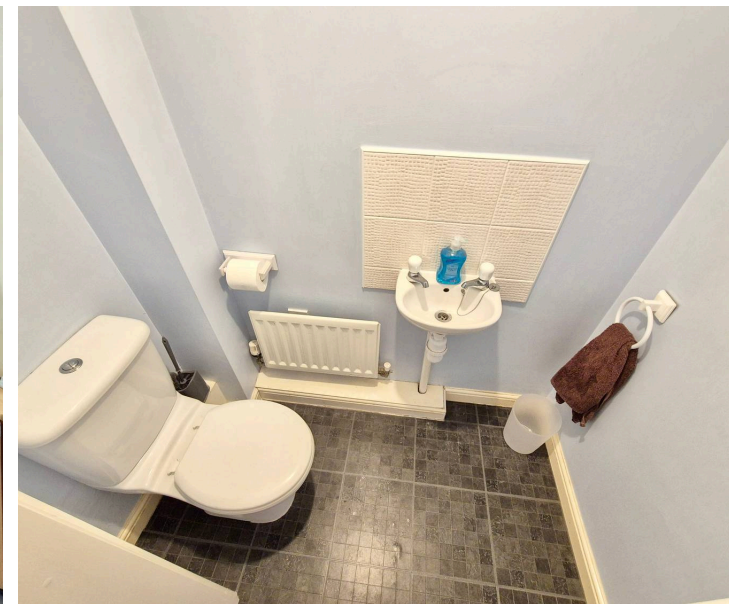
Three-bedroom, three-storey home with flexible living, kitchen/diner, en-suite, parking, and enclosed low-maintenance garden. Close to village centre, amenities, schools, and transport.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Master Suite
- Cul-De-Sac Setting
- Three Bedrooms
- Close To Local Amenities
- Kitchen/Diner
- Semi Detached Property
- Off Road Parking



Entrance Hall

Entered through a composite front door with an inset opaque double glazed panel and comprising timber effect laminate flooring, coving, radiator, carpeted stairs rising to the first floor and benefiting from understairs storage.

Snug/Bedroom Four

7' 6" x 13' 0" (2.29m x 3.96m)

Having uPVC double glazed window to front, radiator and timber effect laminate flooring.

W.C

Comprising low level push button w.c with wall mounted wash hand basin, having tiled splash backs, extractor fan, radiator and tile effect laminate flooring.

Kitchen/Diner

11' 5" x 9' 2" (3.48m x 2.79m)

Inclusive of an attractive range of wall and base units with complimentary rolled edged work surfaces; one and half bowl sink drainer unit, extractor hood over, freestanding gas cooker with integrated electric oven and grill having tiled splash backs, tiled flooring and radiator. Also benefiting from a uPVC double glazed window to rear and uPVC door with window accessing the private rear garden.

First Floor Landing

Stairs ascending to the first floor landing grant access to the third bedroom, family bathroom and lounge. Radiator and carpeted.

Lounge

11' 6" x 11' 3" (3.51m x 3.43m)

Having two uPVC double glazed windows to the front, timber effect laminate flooring, radiator. It is currently being utilised as a double bedroom.



Bedroom Three

6' 7" x 9' 4" (2.01m x 2.84m)

Having a fitted wardrobe with radiator and uPVC double glazed window to the rear, carpeted.

Bathroom

4' 5" x 9' 5" (1.35m x 2.87m)

With three piece white suite comprising; low level push button w.c., pedestal wash hand basin and tiled splashbacks, panelled bath with mixer taps and shower attachment, shower proof wall panel, having an opaque uPVC double glazed window to the rear. Also benefiting from vinyl flooring, radiator, towel rail and an extractor fan.

Second Floor Landing

Stairs rising to the second floor landing grant access to two double bedrooms including the master ensuite and comprising access to the loft and airing cupboard. Carpeted floor.

Bedroom One

11' 7" x 9' 4" (3.53m x 2.84m)

Having two uPVC double glazed windows to the front with radiator, carpeted and a set of double fitted wardrobes.

Ensuite Shower Room

This three piece white suite comprises a power shower within a tiled and curtained enclosure, pedestal wash hand basin and tiled splash backs with low level push button w.c., vinyl flooring, radiator, shaver point and extractor fan.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

Benefiting from a radiator, fitted carpet and two uPVC double glazed windows to the rear.





REAR GARDEN

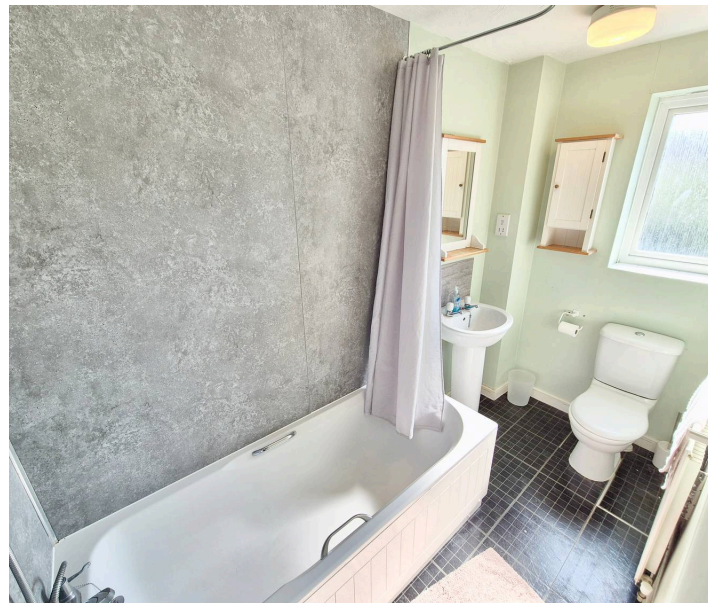
The rear garden is entered via rear and side gated access and surrounded by timber close boarded fencing and having a lawn.

DRIVEWAY

2 Parking Spaces

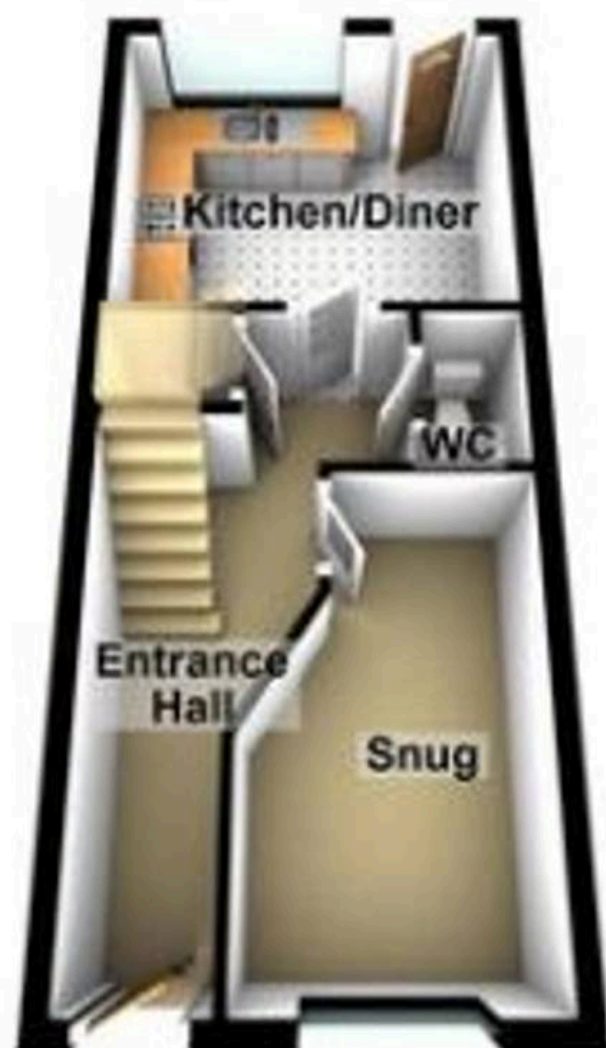
Having a tarmacadam driveway offering off road car parking and leading to the front door beneath a canopy porch with further allocated parking for a second vehicle.

EV CHARGING

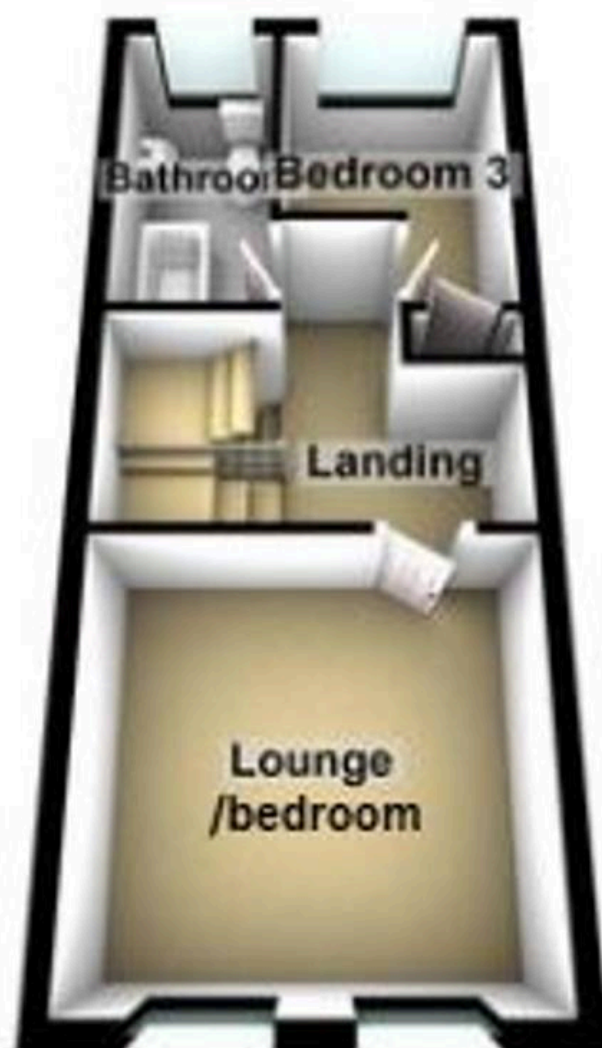




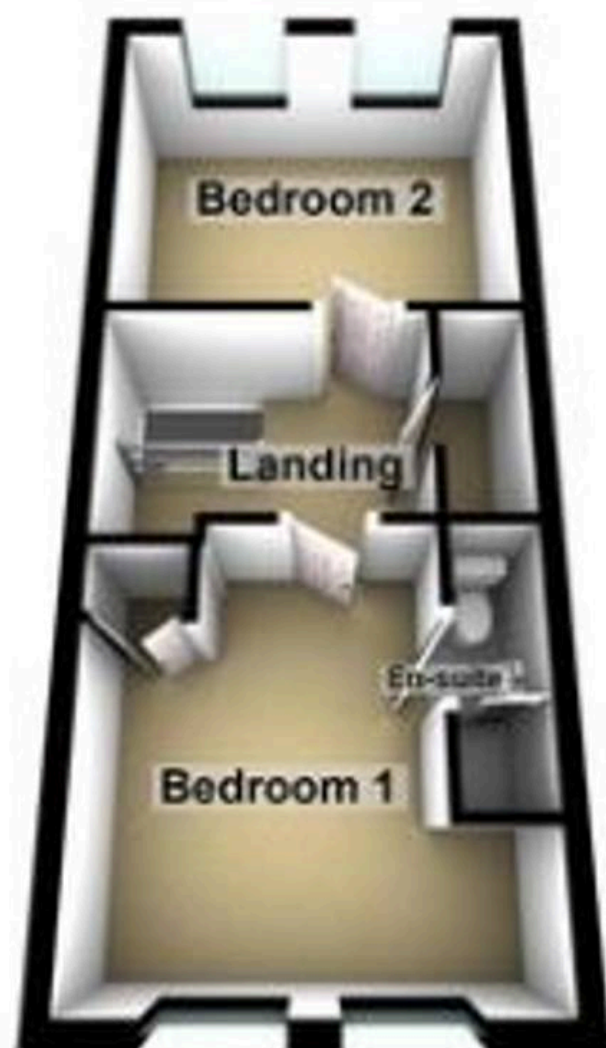
Ground Floor



First Floor



Second Floor





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