



Sinclair

19 Stableford Close, Shepshed, Loughborough, LE12 9BT

£170,000

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Property at a glance

- No Upward Chain
- Ideal First Time Purchase/Investor
- Close To Amenities
- Council Tax Band*: B
- Two Bedroom Town House
- Off Road Parking
- uPVC Double Glazing
- Price: £170,000

Overview

Offered with NO UPWARD CHAIN this TWO BEDROOM TOWNHOUSE comes to the market enjoying an end of CUL DE SAC position and within walking distance to local amenities. The accommodation comprises an entrance hall, living room, kitchen, w.c. to the ground floor. Stairs rising to the first floor give way to two bedrooms and bathroom. Externally there is a tarmac driveway offering off-road parking and a rear garden. Ideal purchase for first time buyers. EPC Rating C.

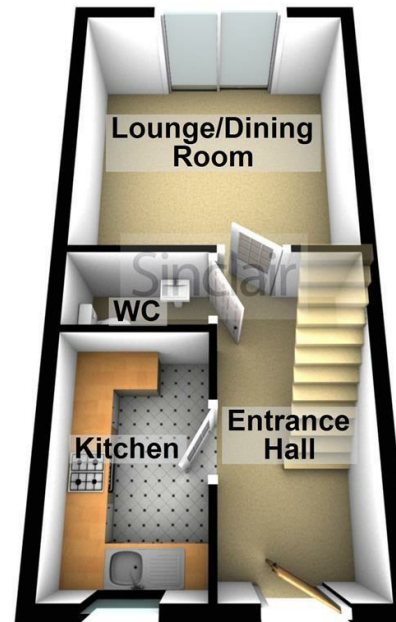
Location**

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)

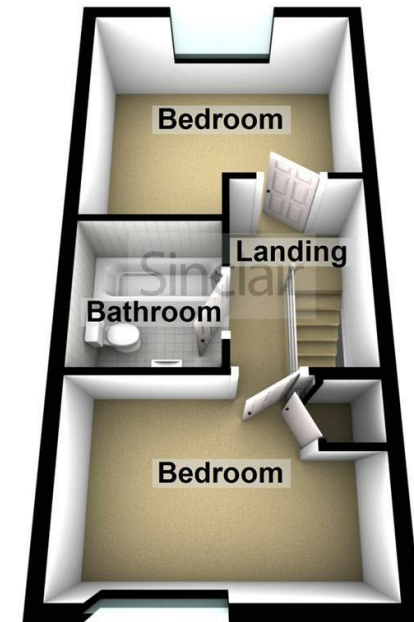


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door, having vinyl flooring with access to a store cupboard and stairs rising to the first floor.

Kitchen

6 x 9'11 (1.83m x 3.02m)

Having a range of wall and base units with a rolled edge workface, tiled splashback, space and plumbing for appliances, stainless steel sink and drainer unit, four ring gas hob with electric oven and grill and extractor fan over, vinyl flooring and a uPVC double glazed window to front.

Living/Dining Room

12'6 x 12'5 (3.81m x 3.78m)

Having uPVC double glazed patio doors to the rear, coving, pendant lighting and radiator.

WC

Having a low level push button wc, wall mounted wash hand basin with tiled splashback, radiator and vinyl flooring.

FIRST FLOOR LANDING

Stairs rising to the first floor landing accessing two bedrooms and bathrooms.

Bedroom One

12'7 x 10'10 (3.84m x 3.30m)

Having uPVC double glazed window to rear.

Bedroom Two

12'6 x 8'1 (3.81m x 2.46m)

Having uPVC double glazed window to front, storage cupboard.

Bathroom

6'3 x 6'6 (1.91m x 1.98m)

This three piece suite comprises a low level flush wc, pedestal wash hand basin, paneled bath with shower over with tiled splash back and vinyl flooring.

OUTSIDE

Property occupies prominent position within this modern residential development situated in the heart of Shepshed and just a short walk from the central shops, schools and amenities.

To the front there is a canopy porch and outside light above the front door and paved path.

To the rear garden is fully enclosed by timber panel fencing with a patio area outside the patio door. The remainder of the garden is predominantly laid to lawn with a path leading to the foot of the garden.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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Referral Fee Disclosure

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