

Sinclair



7 The Lant, Shepshed

£138,500

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Shepshed

Ideally suited to the first time or investment purchaser, this period cottage style property occupies a central location to Shepshed, its amenities and public transport links. The property benefits from gas central heating and uPVC double glazing. Offering accommodation which briefly comprises; Entrance hall, fitted dining kitchen, living room with beams to the ceiling and on the first floor a landing gives way to two bedrooms and a fitted bathroom with a white four piece suite. Outside the property is flush fronted and access to a shared courtyard offering bin storage and access to a timber built shed. EPC rating D.

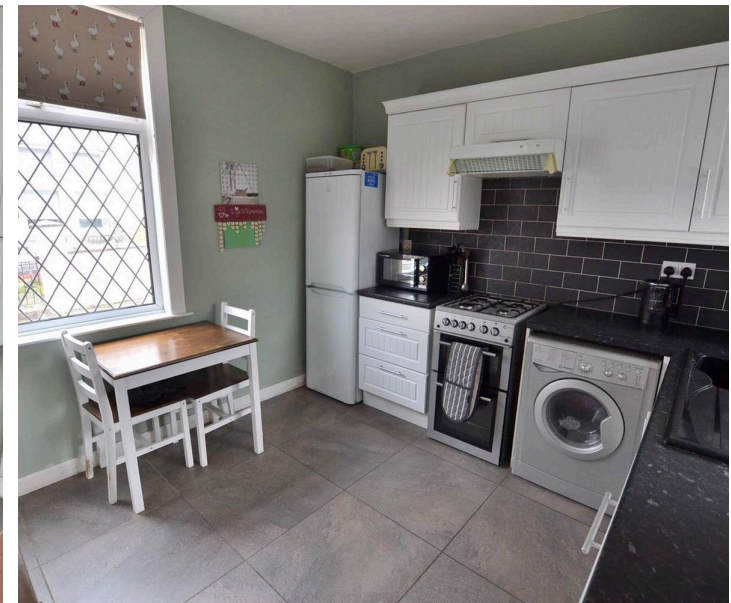
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Modern Dining Kitchen
- Modern Bathroom (4 Piece Suite)
- uPVC Double Glazing
- Two Bedrooms
- Village Centre Location
- Gas Central Heating



DETAILED ACCOMMODATION

uPVC double glazed entrance door accessing the entrance lobby.

ENTRANCE LOBBY

Tiled flooring. Cloaks hanging space. Multi pane door accessing the fitted breakfast kitchen and lounge.

MODERN KITCHEN/DINER

Dimensions: 10'4" x 9'11". One bowl single drainer sink unit set into roll edge work surface with attractive tiled surrounds. Modern fitted units to the wall and base. A free standing gas cooker hob with electric oven, grill and extractor fan over. Plumbing for a washing machine. Space for a tall standing fridge freezer. Tiled flooring. uPVC double glazed leaded light windows to the front and rear elevation. uPVC double glazed door with inset leaded light window accessing the courtyard. Radiator.

LIVING ROOM

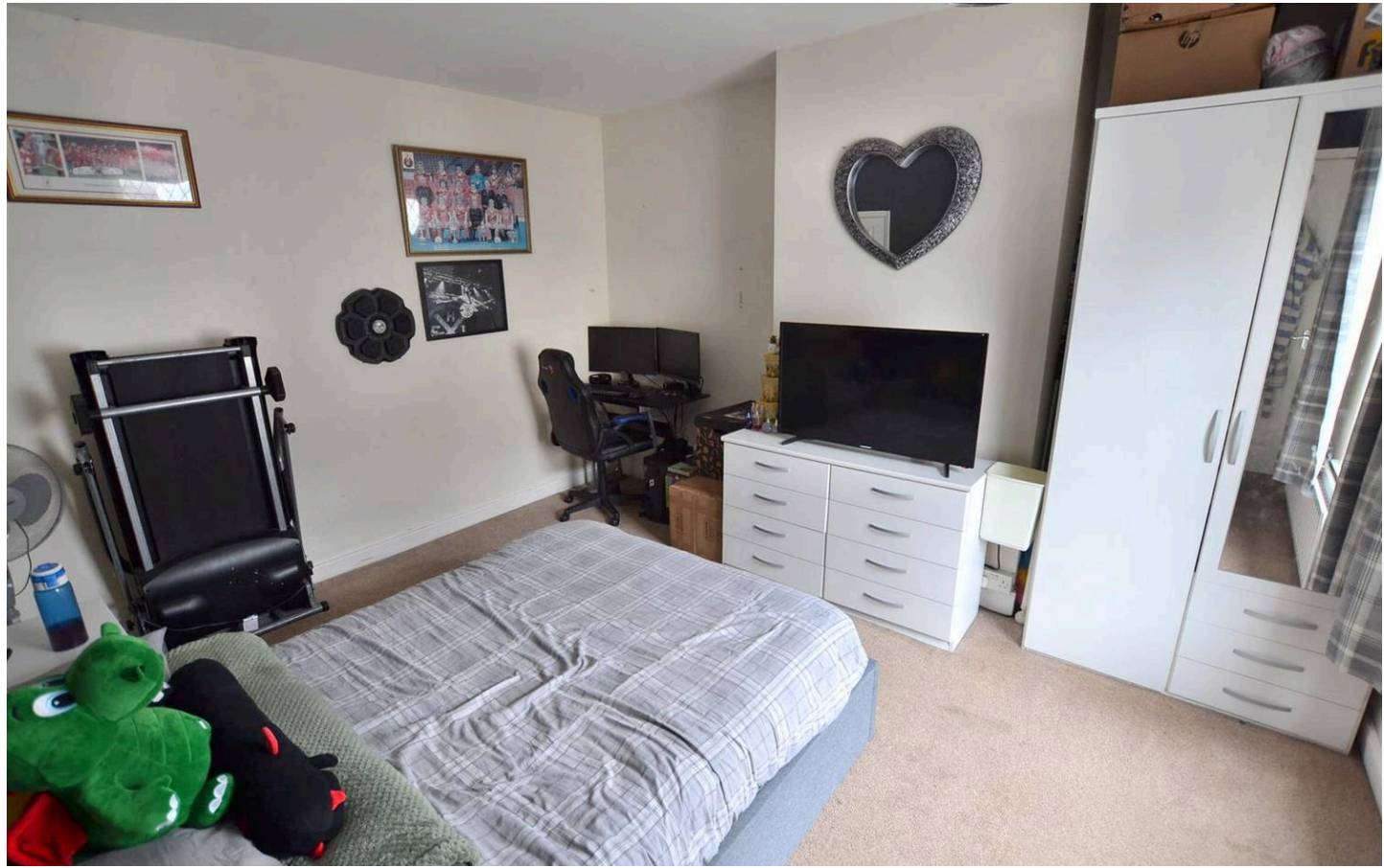
Dimensions: 3.48 x 3.18 (11'5" x 10'5"). * Measurements to the side of the chimney breast Feature fireplace with brick surround and hearth and inset coal effect gas fed fire and wooden over mantle. Radiator. Laminate flooring. Beamed ceiling. uPVC double glazed leaded light window to the front elevation.

ON THE FIRST FLOOR

A landing gives way to two bedrooms and a bathroom fitted with a four piece suite. Radiator. uPVC double glazed leaded light window to the front elevation.

BEDROOM ONE

Dimensions: 4.11m x 3.45m x Measurements to the side of the chimney. uPVC double glazed leaded light window to the front elevation. Radiator. Door accessing a walk-in wardrobe/cupboard.



BEDROOM TWO

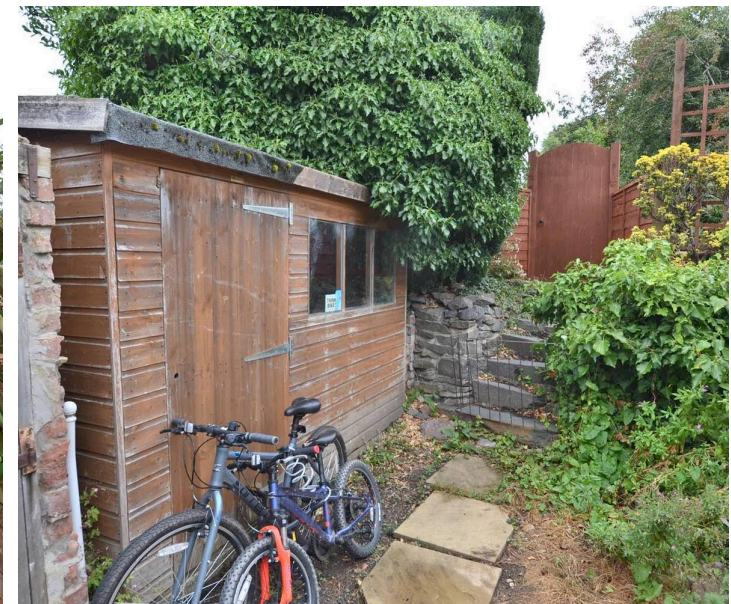
Dimensions: 8'5" x 6'11". uPVC double glazed leaded light window to the rear elevation. Radiator. Loft access hatch.

BATHROOM

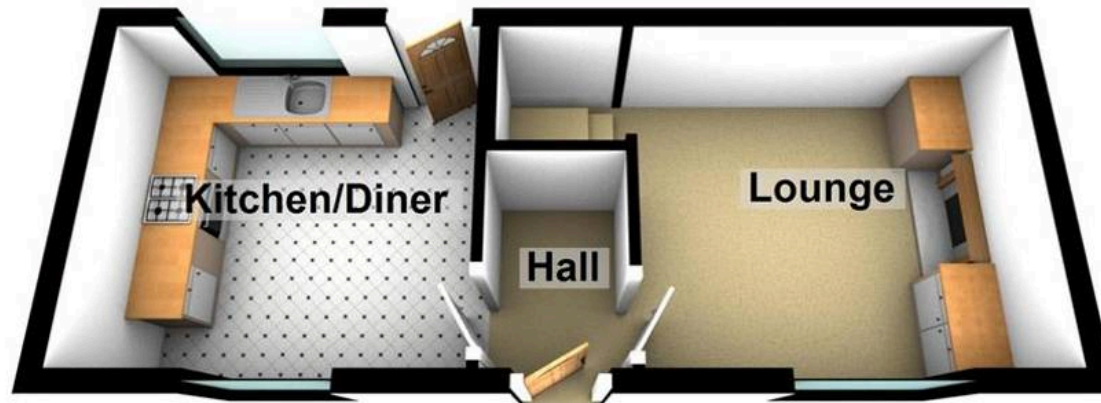
Fitted with a white four piece suite comprising of a panelled bath, shower cubicle, low flush w.c. and a pedestal wash hand basin. Radiator. Tiled splash backs. uPVC double glazed opaque and leaded light window to the rear elevation.

Communal Garden

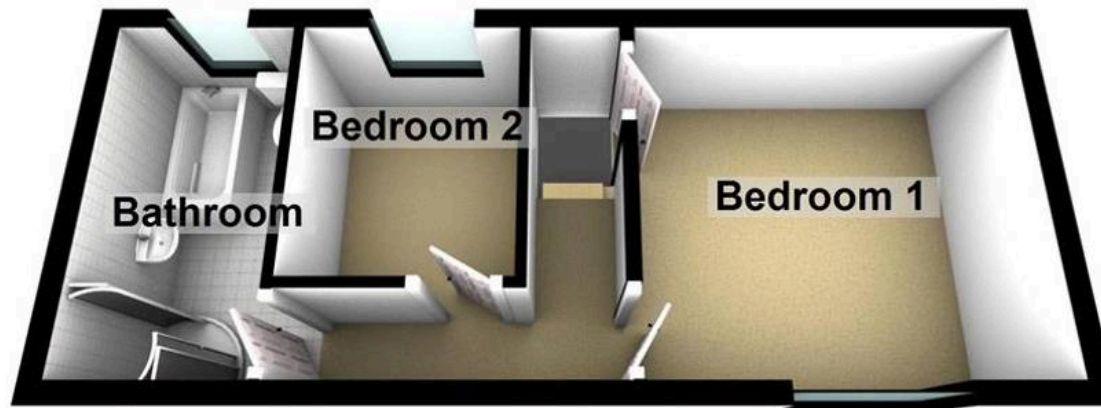
To the front the property is flush fronted with a door to a side alleyway leading to a shared courtyard. Shared courtyard offers a bin storage area and gated access leading to a new timber shed.



Ground Floor



First Floor





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