

Sinclair



21 Church Street, Shepshed

£174,950

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Shepshed, Loughborough

This semi-detached period residence exudes character and charm with exposed beam ceilings and exposed brick fireplace. Located with immediate access to the market place and amenities. This character property in brief comprises kitchen, living room, dining room to the ground floor. On the first floor a landing gives way to two bedrooms and a bathroom fitted with a three piece suite. Outside there is a garden to the rear and on street parking. Offered with no upward chain. EPC RATING D.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- First Floor Family Bathroom
- Character Property
- Two Bedrooms
- Close to Amenities
- No Upward Chain
- Village Centre Location



GROUND FLOOR

Kitchen

Dimensions: 1.83m x 4.37m (6 x 14'4). Entered through a composite front door with inset footwell, tiled flooring and uPVC double glazed windows to the rear, front and side of the property. Comprising a range of wall and base unit, rolled edge work surfaces, four ring gas hob with extractor above, electric oven, space and plumbing for appliances.

Dining Room

Dimensions: 2.92m x 3.38m (9'7 x 11'1). uPVC double glazed window to front and open access to the living area.

Living Room

Dimensions: 2.79m x 4.42m (9'2 x 14'6). Enjoying an exposed feature beam ceiling, fireplace with quarry tiled and brick surround uPVC double glazed window to both front and rear, built-in cupboard and radiator, there is open access to the lounge area.

FIRST FLOOR LANDING

uPVC double glazed window to the rear and giving access to two bedrooms, bathrooms and storage cupboard.

Bedroom One

Dimensions: 2.84m x 4.39m (9'4 x 14'5). uPVC double glazed window to the front and rear, built in wardrobes, solid wood flooring and exposed beams.

Bedroom Two

Dimensions: 3.33m x 2.39m (10'11 x 7'10). uPVC double glazed window to front and solid wood flooring.

Bathroom

The bathroom is three piece white suite comprising free standing rolled top and clawed foot bath, low flush WC and pedestal wash hand basin with tiled splash backs, wooden flooring and radiator, tiled splashbacks and uPVC double glazed opaque window to front.



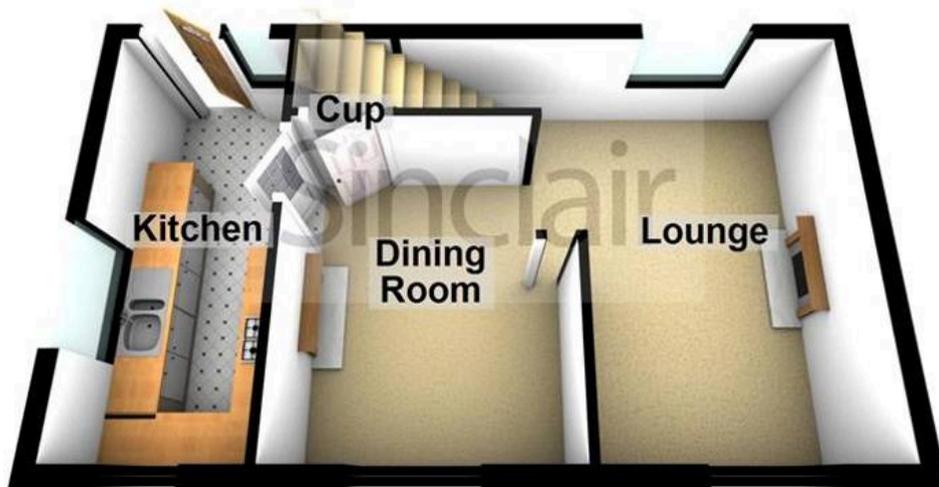
REAR GARDEN

To the rear there is a lawned area with gravelled border, stone steps leading up to a further garden space belonging to the property. Note To Purchasers: There is an access path (easement) for neighbours to access their garden. Although this access must be kept, it would be possible with fencing to create more private garden spaces.

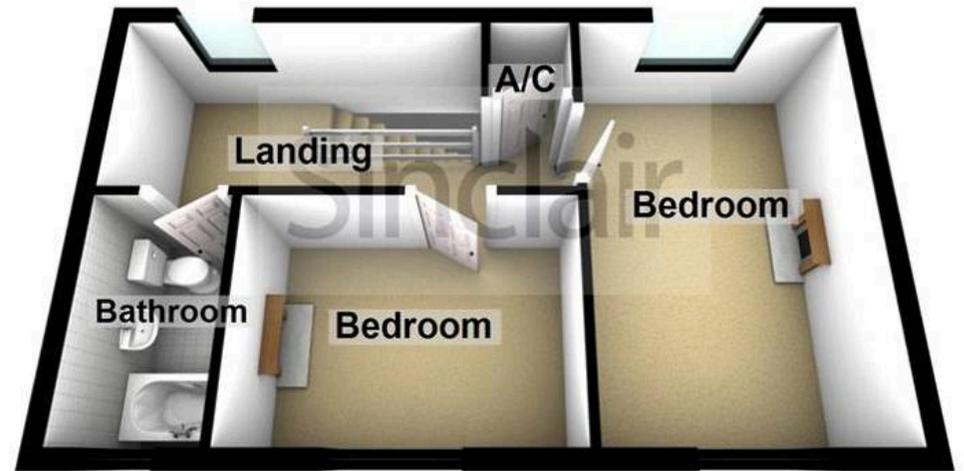




Ground Floor



First Floor





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