

# Sinclair



50 Ring Fence, Shepshed

£172,500

# 50 Ring Fence

Shepshed, Loughborough

This two bedroom end of terrace property offers modern updates, making it an ideal choice for first-time buyers or investors. Recently refurbished in 2026, the property features new floor coverings, fresh décor, updated doors, and radiators throughout, as well as a re-wire for peace of mind. The ground floor comprises two reception rooms, providing flexible living and dining spaces, alongside a modern kitchen and a contemporary bathroom. With no upward chain, this home is ready for immediate occupation and offers a comfortable, move-in ready environment.

Outside, the property has a brick wall front boundary. The rear garden itself is predominantly laid to lawn, enclosed by a combination of brick wall and fencing and a slabbed side courtyard area, shared with next door. This well-presented home offers both indoor comfort and practical outdoor amenities in a popular non-estate location.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Period End Terrace
- New Floor Coverings & Decor (2026)
- Re-Wired (2026)
- New Doors and Radiators
- No Upward Chain
- Two Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom

### Reception Room 1/ Living Room

11' 3" x 11' 3" (3.42m x 3.44m)

(measurements taken to the front of chimney breast) UPVC double glazed entrance door accessing the living room. There is a central fireplace with exposed brick surround, wooden sides and over mantel, UPVC double glazed window, built-in cupboard and radiator. There is a door accessing an inner lobby. The inner lobby has a well proportioned under stair storage cupboard with electric light and shelving. From the lobby there is open access to the dining room.

### Reception Room 2/ Dining Room

11' 11" x 11' 3" (3.64m x 3.42m)

(Measurements are taken to the side of the chimney breast). There is a radiator, UPVC double glazed window, door access accessing the stairs to the first floor and door through to the fitted kitchen

### Fitted Kitchen

12' 6" x 5' 10" (3.82m x 1.78m)

(The width of the kitchen tapers to 1.25m) The kitchen is fitted with a single drainer stainless steel sink unit with mixer tap over and cupboards under. There is a range of fitted units to the wall and base with a wood effect work surface and tiled surround. There is a gas hob with oven under and extractor fan over and an integrated fridge/ freezer. There is plumbing for washing machine, UPVC double glazed windows to two elevations and a UPVC double glazed door accessing the outside.



## Landing

The landing gives way to two double bedrooms and a bathroom fitted with a white three-piece suite

## Bedroom One

10' 11" x 11' 2" (3.33m x 3.40m)

(Measurements taken to the front of chimney breast) UPVC double glazed window, radiator and fitted double wardrobe/cupboard

## Bedroom Two

11' 11" x 8' 2" (3.63m x 2.48m)

(Measurements taken to the side of chimney breast) UPVC double glazed window overlooking the garden, radiator and a built-in cupboard housing the combination gas fed boiler. There is a loft access hatch.

## Bathroom

The bathroom is fitted with a white modern three-piece suite comprising P-shaped panel shower bath with centre mounted chrome mixer taps and additional shower hose fitting, a thermostatic shower with shower screening, low flush WC and a vanity unit surmounted by a wash hand basin with cupboards under. There is a heated chrome towel rail and UPVC double glazed opaque glass window.

## Front Garden

To the front of the property, there is a brick wall boundary with gated access leading to the entrance door. There is side access (shared with next door) leading to the rear garden.

## Rear Garden

The rear garden is laid mainly to lawn with brick wall and fenced boundaries. There is a slabbed side courtyard area (shared with next door) and has useful outside water tap.



### Ground Floor



### First Floor





## Sinclair Estate Agents

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