

A photograph of a two-story brick house with a white front door and a 'FOR SALE' sign in the foreground. The house has a tiled roof and several windows. A large blue box with the word 'Sinclair' in white is in the top right corner. The sky is blue with white clouds. A red car is partially visible in the background.

# Sinclair

Sinclair  
01509 600610  
FOR SALE

49 Orchard Close, Shepshed, Leicestershire, LE12 9UB

£227,500

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Refurbished Throughout 2025
- Re-fitted Bathroom
- Private Rear Garden
- Council Tax Band\*: B
- Re-fitted Kitchen
- Offered With No Upward Chain
- New Floor Coverings & Internal Doors
- Price: £227,500

## Overview

Re-furbished in 2025 to include a re-fitted kitchen, re-fitted bathroom, new floor coverings throughout, stylish contemporary wood veneer doors and fresh decoration. This three bedroom modern end townhouse offers ideal accommodation for the first time purchaser and/or family. The accommodation comprises entrance hall, living room, separate dining room, re-fitted kitchen and on the first floor a landing gives way to three bedrooms and re-fitted bathroom with white modern three piece suite. Outside there are gardens to the front, a side driveway providing off road parking and an enclosed and private garden to rear. The property is offered with no upward chain. EPC RATING C.

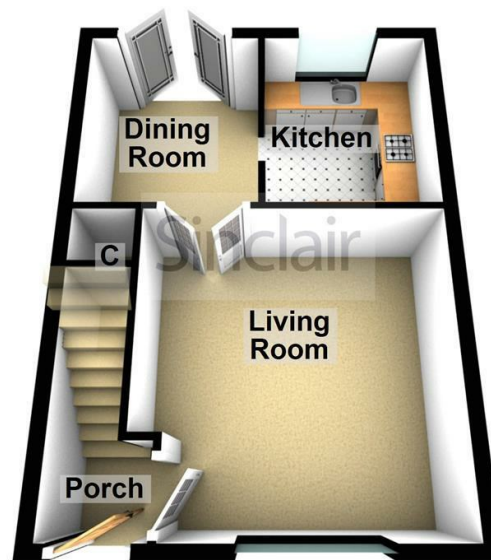
## Location\*\*

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

### DETAILED ACCOMMODATION

There is an entrance door through to an entrance hall.

#### Entrance Hall

There is a radiator, herringbone style wood effect flooring, stylish contemporary wood veneer door accessing the living room and stairs accessing the first floor.

#### Living Room

13'3 x 12'5 (4.04m x 3.78m)

There is a uPVC double glazed window, two radiators, herringbone style wood effect flooring continued from the hallway, double doors with inset glass through to the dining room.

#### Dining Room

9' x 8' (2.74m x 2.44m)

Continued herringbone style flooring from the living room, stylish contemporary wood veneer door accessing an under stair storage cupboard, radiator, uPVC double glazed French patio doors overlooking and accessing the rear garden and access to the re-fitted kitchen.

#### Re-fitted Kitchen

9' x 7'4 (2.74m x 2.24m)

The kitchen re-fitted in 2025 is fitted with a one and a half bowl single drainer stainless steel sink unit, shaker style units to the wall and base, marble effect work surface with matching upstand, induction hob with oven under and extractor fan over. There is plumbing for washing machine and space for a tall standing fridge freezer. uPVC double glazed window overlooking the garden.

#### First Floor

On the first floor there are new carpets throughout the landing and bedrooms and stylish contemporary wood veneer doors accessing three bedrooms and re-fitted bathroom. There is a uPVC double glazed window, loft access hatch and an airing cupboard housing the gas fed combination boiler.

#### Bedroom One

12'6 x 9' (3.81m x 2.74m)

uPVC double glazed window overlooking the garden, radiator.

#### Bedroom Two

9'11 x 6'9 (3.02m x 2.06m)

uPVC double glazed window overlooking the green, radiator.

#### Bedroom Three

8'6 x 6'10 (including wardrobe/cupboard) (2.59m x 2.08m (including wardrobe/cupboard))

uPVC double glazed window overlooking the green, radiator and a built in wardrobe/cupboard with stylish contemporary wood veneer door.

#### Re-Fitted Bathroom

Bathroom has been re-fitted (2025) with a white contemporary three piece suite comprising panel bath with thermostatic shower over, a vanity unit with inset wash hand basin and cupboard storage under and a low flush WC. There is a uPVC double glazed opaque glass window, tiled flooring and splashbacks.

#### Outside

There is a lawned front garden with a driveway to the side providing off road parking and gated access leading to the rear garden. The rear garden is enclosed and private with mature trees, timber screen fencing to the boundaries and timber built shed. There is a slabbed patio area and grassed garden beyond.

### SPECIAL NOTE PURCHASERS

Please note that the vendor of the property is connected to Sinclair Estate Agents Limited



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at [www.sinclairestateagents.co.uk/referral-fee-disclosure](http://www.sinclairestateagents.co.uk/referral-fee-disclosure)

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

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