



125 Leicester Road, Shepshed, Leicestershire, LE12 9DG

£185,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Period Victorian Property
- Two Bedrooms
- Two Reception Rooms
- Council Tax Band*: A
- No Upward Chain
- Fantastic & Spacious Plot
- West Facing Rear Garden
- Price: £185,000

Overview

A traditional late Victorian period mid terraced house enjoying a generous, larger than average plot (running behind three neighbouring properties) with excellent potential for a garden room/ entertaining space , vegetable beds and play areas. The accommodation is spacious and well presented accommodation being offered to the market with NO UPWARD CHAIN. The house has neutral decor and floor coverings throughout with two bedrooms having built-in wardrobes, there is a spacious modern bathroom, front porch, two reception rooms and fitted kitchen to the rear. The extensive gardens are west facing and there is on street parking available.

Location**

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest, where the town's residents enjoy a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The town also benefits from a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. The transport network makes it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles).Nearest City: Leicester(11.3 miles)



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



125 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair

Detailed Accommodation

ENTRANCE PORCH

uPVC double glazed front door opens into a porch with an obscured window to side and further panel door into the lounge.

LOUNGE

15'8 x 11'5 (including stair access) (4.78m x 3.48m (including stair access))

A front reception room with a period cast iron open fireplace, decorative tiled panels, marble hearth and ornate surround, there is a double cupboard housing fuse board, gas and electric meters, window to front, TV and phone points, double storage cupboard beneath the stairs and archway through to the dining room.

DINING ROOM

13'1 x 11'6 (3.99m x 3.51m)

Open plan to the front lounge, this dining room has laminate flooring, turning staircase rising up to the first floor a window to rear and door through to the kitchen.

KITCHEN

12'7 x 6'5 (3.84m x 1.96m)

Galley style kitchen to the rear of the house fitted with a modern range of wall and base cabinets with rolled top worksurface, having tiled surround and stainless steel sink, several appliance spaces with canopy extractor above the cooker recess, Baxi gas central heating combi boiler, window to rear and obscure glazed door to rear porch/lean to.

LEAN TO PORCH

9'5 x 3' (2.87m x 0.91m)

This rear lean to porch built with a timber frame and brick base provides a shared covered porch for the this house and the neighbouring property with a door leading out on the rear paved yard and garden beyond.

FIRST FLOOR

First floor landing has doors leading to both bedrooms and bathroom at the rear.

BEDROOM ONE

12' x 11'5 (3.66m x 3.48m)

Front double bedroom with built in furniture comprising a chest of drawers and run of oak effect wardrobes, window to front.

BEDROOM TWO

13' x 8'5 (3.96m x 2.57m)

A good size bedroom with window to the rear, phone point, modern built in double wardrobe plus tall cupboard with shelves, further original built in cupboard over the stairs with shelving and coat hooks. There is a large loft access hatch with drop down timber ladder accessing a boarded loft space with lighting.

BATHROOM

The bathroom is partly tiled to the floors and fitted with a modern three piece white suite with chrome fittings and including a wash hand basin with mixer tap, WC with soft close seat and a panelled shower bath with curved glazed screen, chrome fittings including a mixer tap and thermostatic shower over. Oak effect laminate floor with obscure window to rear, chrome heated towel rail and mirror above the wash hand basin.

OUTSIDE

The property occupies a prominent position upon Leicester Road set back with a small paved frontage enclosed by a brick wall with pillars and wrought iron gate leading up to the porch and front door. The shared pathway to the side of the neighbouring property provides a pedestrian access to the rear garden.

The property affords a much larger than average rear garden over a 100 feet in length and opening out at the bottom end of the garden across the back of neighbouring properties. The garden is predominantly laid to lawn with some mature fruit trees, a green house and garden shed. a paved terrace to the rear of the house with a west facing aspect and a small paved yard provides shared access with the neighbour into the rear porch/lean to.

125 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair



125 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair



125 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair



125 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair



125 Leicester Road, Shepshed, Leicestershire, LE12 9DG

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

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

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 600610



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.

Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk