



# Sinclair

50 Threadcutters Way, Shepshed, Leicestershire, LE12 9JY

£185,000

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

## Property at a glance

- Two Double Bedrooms
- Low Maintenance
- Ground floor W.C
- Council Tax Band\*: B
- Ideal First Time Purchase
- Modern Throughout
- Off-Road Parking
- Price: £185,000

## Overview

\* IDEAL FIRST TIME PURCHASE \* This TWO BEDROOM HOME is situated in a popular CUL-DE-SAC within the heart of the popular commuter town of Shepshed and benefits from being MODERNISED THROUGHOUT. In brief the property comprises an entrance hall, guest cloakroom, kitchen and lounge/diner to the ground floor. Stairs rising to the first floor landing give way to two double bedrooms and the family bathroom. Externally the rear garden has been cultivated for a low-maintenance existence and benefits from a solid timber workshop. To the front of the home is a driveway for off-road car standing. EPC rating C.

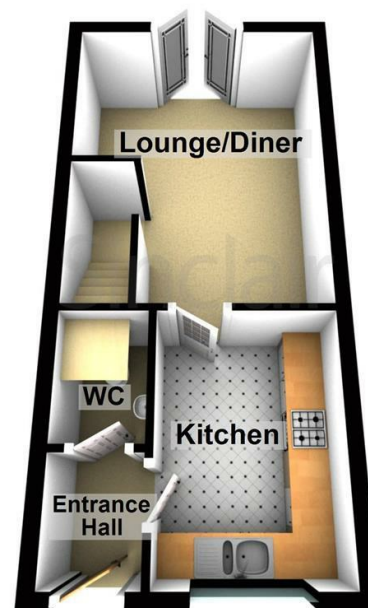
## Location\*\*

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 school; Iveshead School and 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)

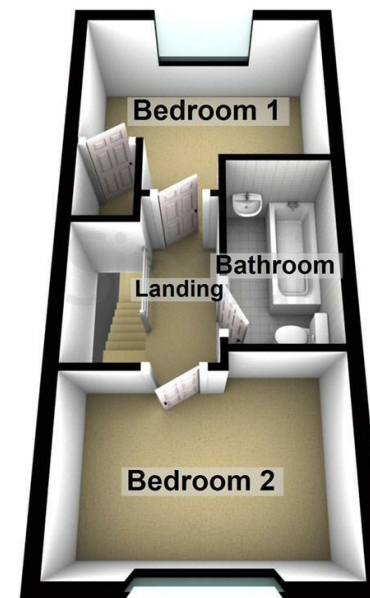


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and having ceramic tiled flooring.

#### Guest Clockroom

Comprising a low level push button WC, pedestal wash hand basin with mono block mixer tap, tiled splash backs and ceramic tiled flooring .

#### Kitchen

7'4 x 10'5 (2.24m x 3.18m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge work surface, a four ring gas hob and extractor hood over, having tiled splash backs with one and half bowl sink and drainer unit with swan neck mixer tap enjoying a concealed gas fired central heating boiler with electric oven and grill having ceramic tiled floor and uPVC double glazed window to front.

#### Lounge/Dining Room

11'5 x 14'3 (3.48m x 4.34m)

Having a set of uPVC framed french doors accessing the rear garden with engineered oak flooring and stairs raising to the first floor.

### FIRST FLOOR

#### Landing

Stairs ascending the first floor landing grant access to two good sized bedrooms and the family bathroom and comprise a loft which is boarded with both light and power and accessible via a pull down ladder.

#### Family Bathroom

4'8 x 8'6 (1.42m x 2.59m)

This three piece white suite comprises a low level push button WC, pedestal hand wash basin with mono block mixer tap, panel bath having a splash screen and thermostatic bar mixer shower over with an extractor fan, ceramic tiled walls and timber effect vinyl flooring.

#### Bedroom One

11'5 x 7'9 (3.48m x 2.36m)

Granting access to over stairs storage and having a uPVC double glazed window to rear.

#### Bedroom Two

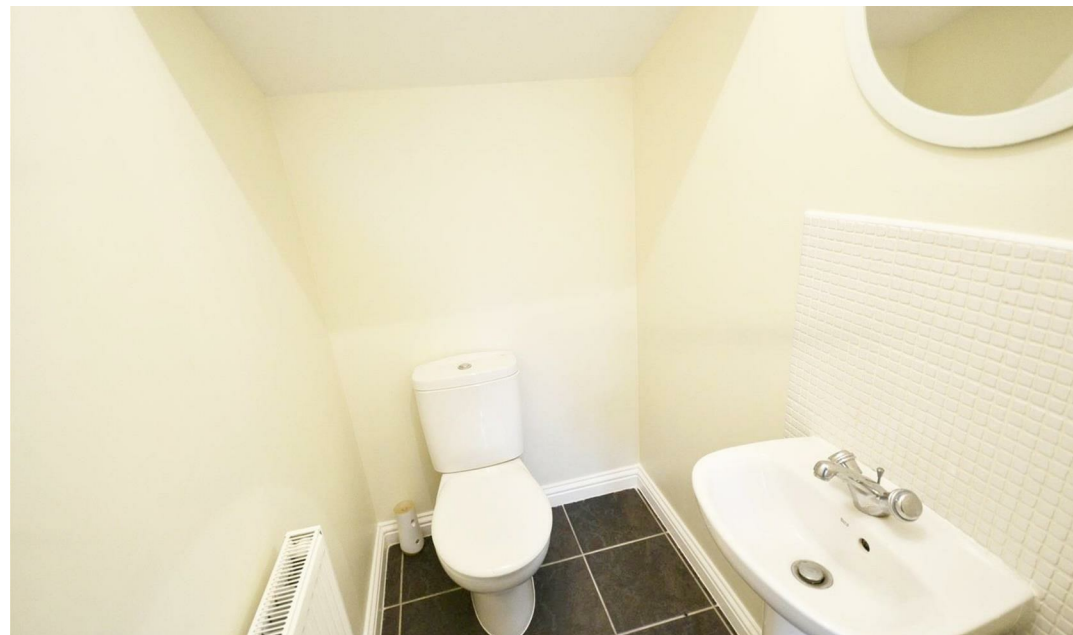
11'4 x 7'6 (3.45m x 2.29m)

Having uPVC double glazed windows to front.

### OUTSIDE

The rear garden has been designed with minimum maintenance in mind. Stone borders adorn the edges of a dividing slab pathway with close board fencing, timber shed to the rear of the garden and side gated access.

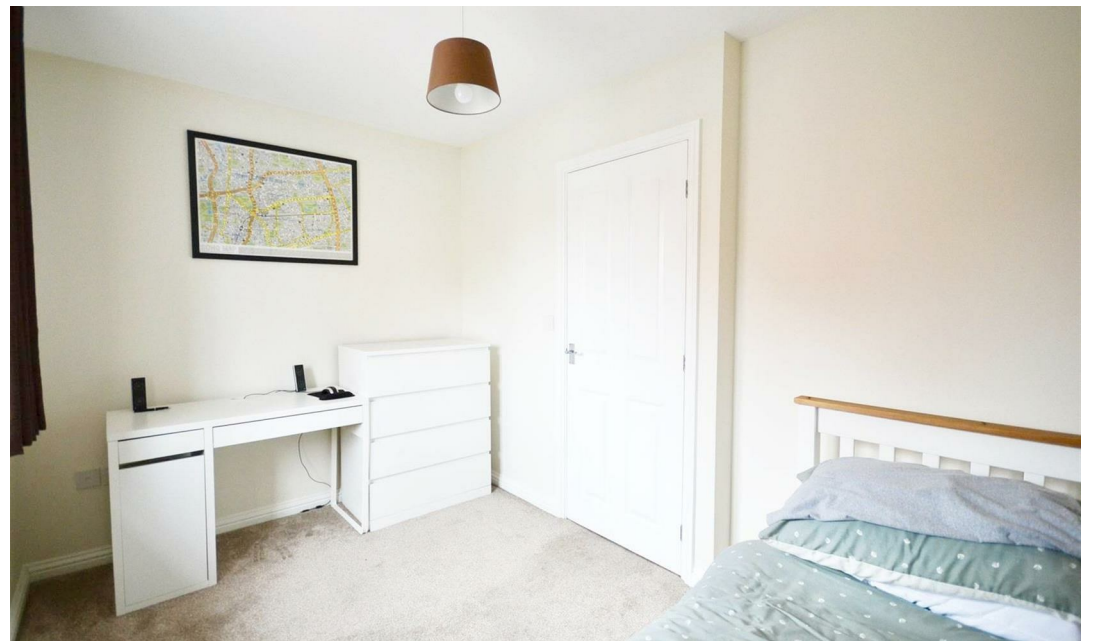
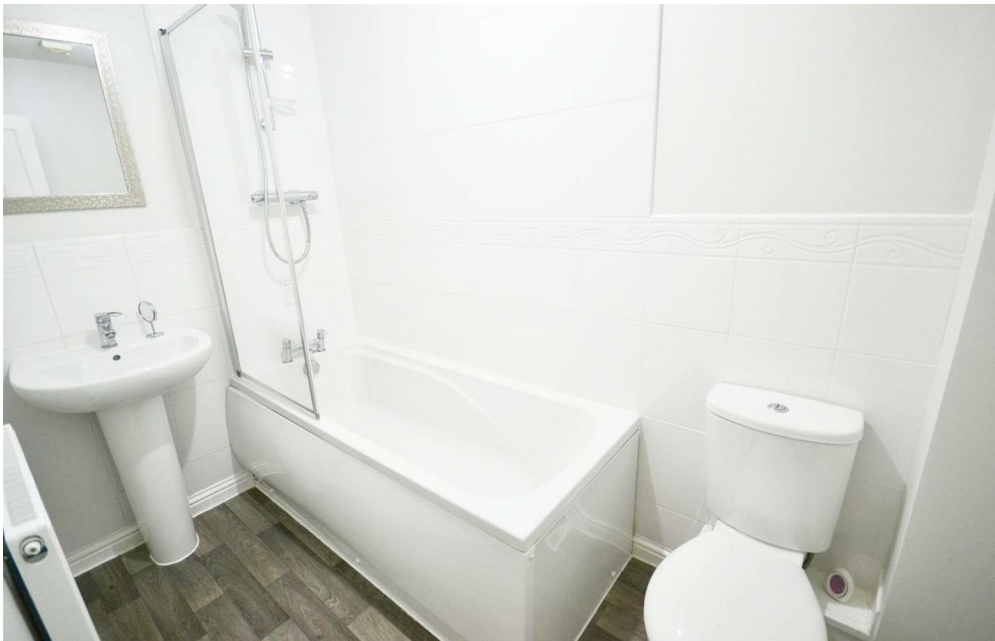
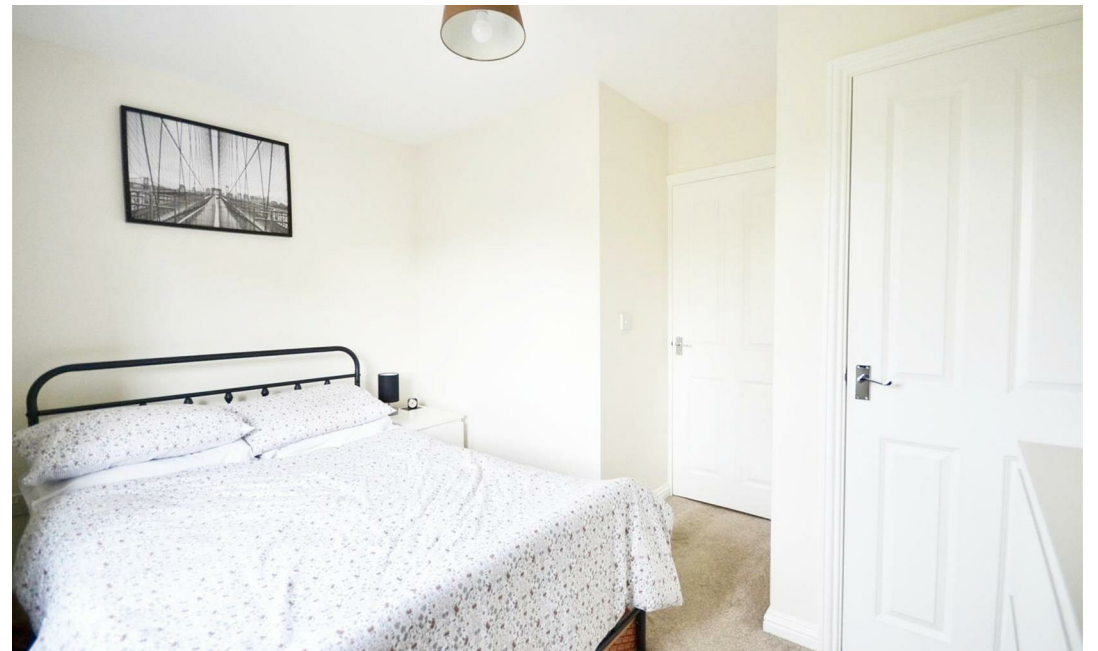
To the front there is a tarmacadam driveway providing off-road parking.



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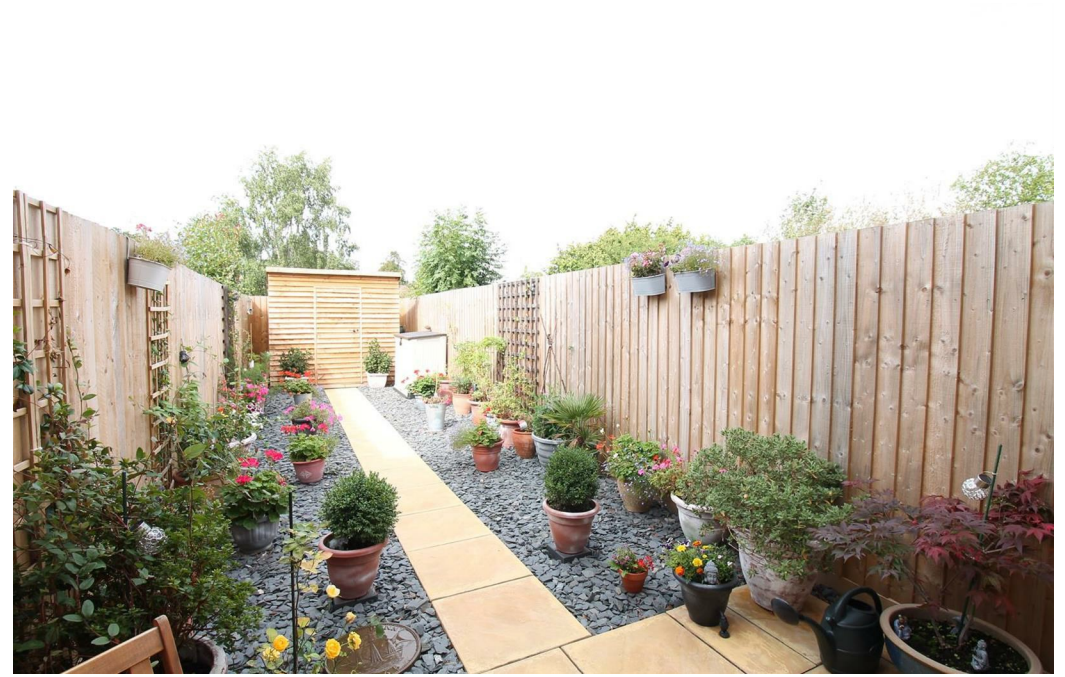




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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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## Referral Fee Disclosure

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## Thinking of Selling?

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**Sinclair**

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: [shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)