



Sinclair

42 Ring Fence, Shepshed, Leicestershire, LE12 9HY

£185,000

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



## Property at a glance

- No Upward Chain
- Gas Central Heating
- Two Bedrooms
- Upgraded Electrics and Consumer Unit
- Council Tax Band: A
- uPVC Double Glazing
- Redecorated Throughout
- Conservatory
- Price: £185,000

## Overview

Offered with no upward chain this two bedroom bungalow offers ease of access to the town centre and amenities and benefits from uPVC double glazed windows, gas central heating and has been redecorated throughout. The property has also has upgraded electrics and new consumer unit. The accommodation in brief comprises an entrance porch with storage, living room, breakfast kitchen, conservatory, inner hall, two bedrooms and a shower/wet room. Outside the front of the property is a driveway providing off-road parking and a garden to the rear with storage sheds and a private rear aspect. 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



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## Detailed Accommodation

### DETAILED ACCOMMODATION

There is a uPVC double glazed entrance door through to the entrance porch.

#### Entrance Porch

Has fitted shelving, radiator and a door accessing the living room.

#### Living Room

12'10 x 8'9 (min measurements) (3.91m x 2.67m (min measurements) )

There is a uPVC double glazed window, radiator and a door accessing the breakfast kitchen.

#### Breakfast Kitchen

10'11 x 8'11 (3.33m x 2.72m)

There is a single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, roll edge work surface and tiled surround. There is a gas and electric cooker point, plumbing for a washing machine, radiator, wall mounted combination gas fed boiler, uPVC double glazed window overlooking the garden and door accessing the conservatory. There is a further door accessing the inner hallway and a built in pantry/meter cupboard.

#### Conservatory

8'2 x 7'3 (2.49m x 2.21m)

There is a brick built base and uPVC double glazed construction, tiled flooring, radiator, electric light and power with a door accessing the rear garden.

#### Inner Hallway

The inner hallway gives access to two bedrooms and a shower/wet room and a loft access hatch.

#### Bedroom One

13' x 10'11 max 7'1 min (3.96m x 3.33m max 2.16m min)

uPVC double glazed window, radiator and built in wardrobe/cupboard.

#### Bedroom Two

11'1 x 7'1 (3.38m x 2.16m)

uPVC double glazed window, radiator.

#### Shower/ Wet Room

Has a shower area with tiled surround, low flush WC and wash hand basin. There is a heated towel rail, uPVC double glazed opaque glass window.

#### Outside

To the front of the property there is a driveway providing off road parking. To the rear of the property is a gravelled seating area with two timber built sheds beyond and central pathway accessing the main lawned garden. There is timber screened fencing to the boundaries. The garden enjoys a private rear aspect.

#### Special Note To Purchasers

It should be noted by prospective purchasers that the property is currently going through probate and an exchange and completion will not be possible until probate has been granted.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(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	

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

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