

58 Paterson Place, Shepshed, Leicestershire, LE12 9RX

£250,000

01509 600610 sinclairestateagents.co.uk

# Property at a glance

- · Popular Residential Location
- Conservatory
- Three well proportioned Bedrooms
- · Council Tax Band\*: C

- · Open Plan Dining Kitchen
- · Downstairs w.c.
- Private Rear Garden
- Price: £250,000

#### Overview

Situated in a popular residential location, with access to the Market Place and village centre. This THREE BEDROOM SEMI-DETACHED FAMILY HOME offers spacious accommodation and enjoys an open plan family dining kitchen, in addition to a porch, reception hall, living room, conservatory, downstairs w.c.; and the first floor landing gives way to three well proportioned bedrooms and a family bathroom. Outside there is a block paved driveway with EV charging point, and a private garden to the rear with garage and workshop.

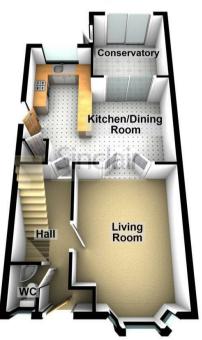
## Location\*\*

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**









#### **Detailed Accommodation**

#### **Detailed Accommodation**

uPVC double glazed entrance door to cloaks hanging space and porch with access to the reception hall.

# Reception Hall

With stairs accessing the first floor. Door accessing the downstairs w.c., radiator, door through to the living room and open plan family dining kitchen.

#### Downstairs cloakroom/w.c.

Fitted with a low flush w.c, corner wash hand basin, uPVC double glazed opaque glass window.

# Living Room

14'10 x 11'5 (to side of chimney breast) (4.52m x 3.48m (to side of chimney breast))

Having uPVC double glazed bay window to the front elevation, central fire place with exposed brick surrounds, wooden sides and over mantle. This is an open chimney which could accommodate a wood burner stove. There are double doors accessing the open plan family dining kitchen, radiator.

# Family Dining Kitchen

17'10 x 11'3 (5.44m x 3.43m)

This room is a particular feature of sale, with an open space having a kitchen area having a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. A range of fitted units to the wall and base, rolled edged work surface which continues to a central breakfast bar area. There is a stainless steel gas hob with extractor fan over, and double eye level oven and housing for a microwave oven, uPVC double glazed window overlooking the garden, plumbing for dishwasher and washing machine, built in cupboard. Radiator. To the dining area there is a further radiator and an additional bank of units with housing for a tall standing fridge freezer, double glazed sliding patio door accessing the conservatory.

# Conservatory

9'9 x 9'5 (2.97m x 2.87m)

With uPVC double glazed construction with sliding doors to the rear, and a further personal access door to the side elevation.

# First Floor Landing

The first floor landing gives way to three well proportioned bedrooms with uPVC double glazed window and family bathroom. uPVC double glazed window and loft access hatch.

#### **Bedroom One**

14'11 x 9'11 (including built in cupboard) (4.55m x 3.02m (including built in cupboard))

With uPVC double glazed window, radiator and a built in cupboard.

#### **Bedroom Two**

11'8 x 10'0 (3.56m x 3.05m)

With uPVC double glazed window overlooking the garden, radiator.

#### **Bedroom Three**

7'8 x 9'2 max x 6'4 minimum (2.34m x 2.79m max x 1.93m minimum) With uPVC double glazed window. radiator, and a built in cupboard.

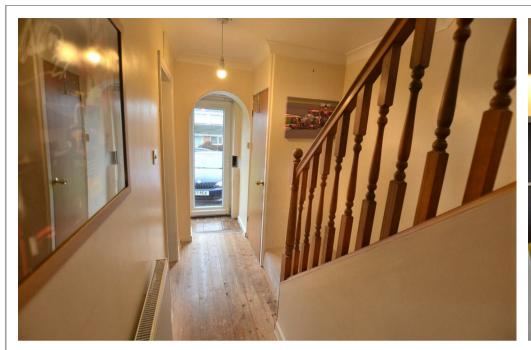
# Family Bathroom

The family bathroom is fitted with a corner panelled bath, with shower over, low flush w.c. and pedestal wash hand basin, radiator and uPVC double glazed window to two elevations.

### Outside

To the front of the property is a block paved driveway providing off road parking, and shaped lawn. The driveway continues to the side with an EV Charging Point and accessing the rear garden and garaging. The garage is sectional with an up and over door, and a further storage shed/workshop to the rear. The rear garden has a tree lined rear aspect offering privacy to the plot, there is slabbed pathways, patio and shaped lawn.























58 Paterson Place, Shepshed, Leicestershire, LE12 9RX









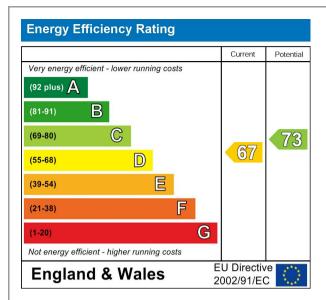


58 Paterson Place, Shepshed, Leicestershire, LE12 9RX









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 Dischours



# Thinking of Selling?

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





Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PZ Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk