



Sinclair

133 Leicester Road, Shepshed

Loughborough

£175,000

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Shepshed, Loughborough

Bay-fronted period home with wood floors, fireplaces, 2 double bedrooms, private garden, summer house, and patio. Downstairs WC. EPC D. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Reception Rooms
- Two Double Bedrooms
- Downstairs Cloaks/WC
- Bay Fronted Residence
- Feature Fireplaces



DETAILED ACCOMMODATION

There is double wood effect uPVC double glazed entrance doors through to the entrance porch.

Entrance Porch

There is a door accessing the first reception room/ living room.

Reception Room One/Living Room

Dimensions: 3.58m x 3.48m min 4.04m max (11'9 x 11'5 min 13'3). There is uPVC double glazed wood effect bay window, a feature fireplace with period style live flame gas fed fire, meter cupboard, woodstrip flooring, radiator and a door accessing the inner lobby with wood strip door accessing an under stair storage/cloaks cupboard and open access to reception room two/ dining room.

Reception Room Two/Dining Room

Dimensions: 3.81m x 3.66m (to side of chimney breast) (12'6 x . uPVC double glazed window to the rear elevation. There is a feature fireplace with brick hearth surmounted by a wood burning stove, a wood strip door accessing the stairs to the first floor, built in cupboards to the side of chimney breast, tiled flooring which continues through to the kitchen and there is a radiator.

Kitchen

Dimensions: 3.78m x 1.93m (12'5 x 6'4). The kitchen has a Belfast sink with chrome mixer tap over and cupboards under. There is a range of fitted units to the wall and base, solid wooden work surfaces, electric hob with oven under and built in shelving. Two uPVC double glazed windows, integrated slimline dishwasher, washing machine, fridge and freezer. There is a door from the kitchen accessing the rear porch/lobby.

Rear Porch/Lobby

Has cloaks hanging space, uPVC door accessing the garden and door accessing a downstairs cloakroom/WC.



Downstairs Cloakroom/WC

Fitted with a low flush white WC and wash hand basin, uPVC double glazed opaque glass window, radiator.

First Floor

On the first floor a gallery landing has wood strip doors accessing two double bedrooms and shower room. There is a radiator and loft access hatch with pull down ladder.

Bedroom One

Dimensions: 3.51m x 3.23m (front of chimney breast) (11'6 x 10). uPVC double glazed windows, built in wardrobe/cupboards to the side of chimney breast, radiator and a period ornamental cast iron fireplace.

Bedroom Two

Dimensions: 3.81m x 2.69m (side of chimney breast) (12'6 x 8'1). uPVC double glazed window, feature period ornamental cast iron fireplace, wood strip flooring, radiator and wardrobe/cupboard.

Shower Room

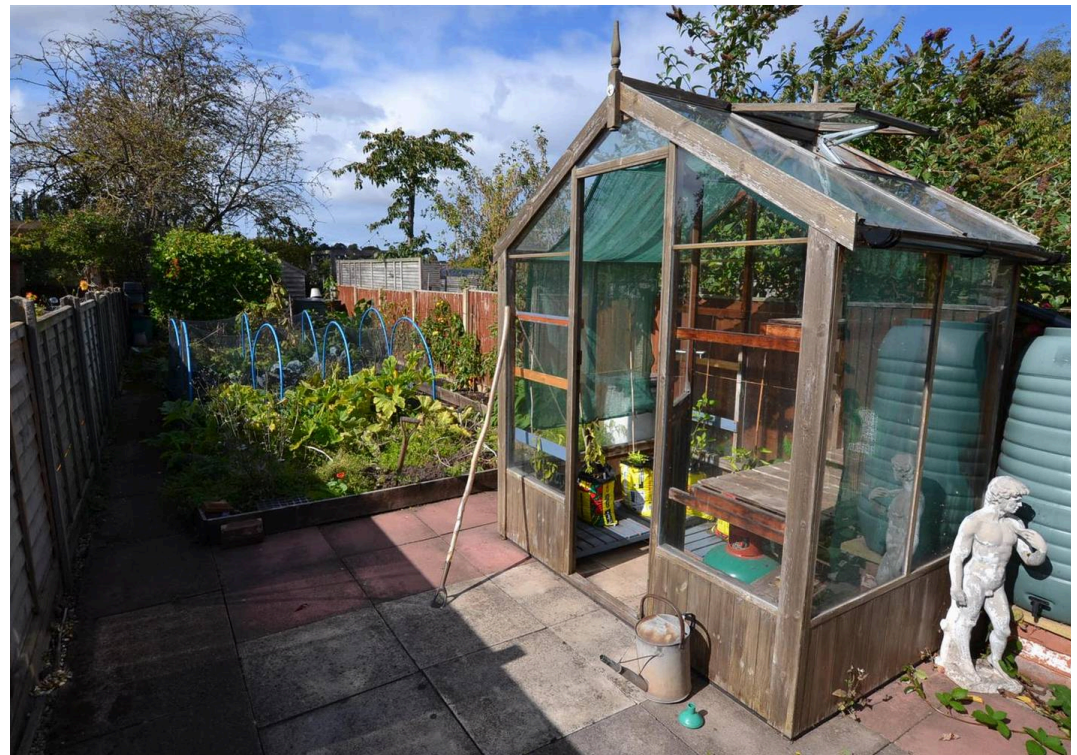
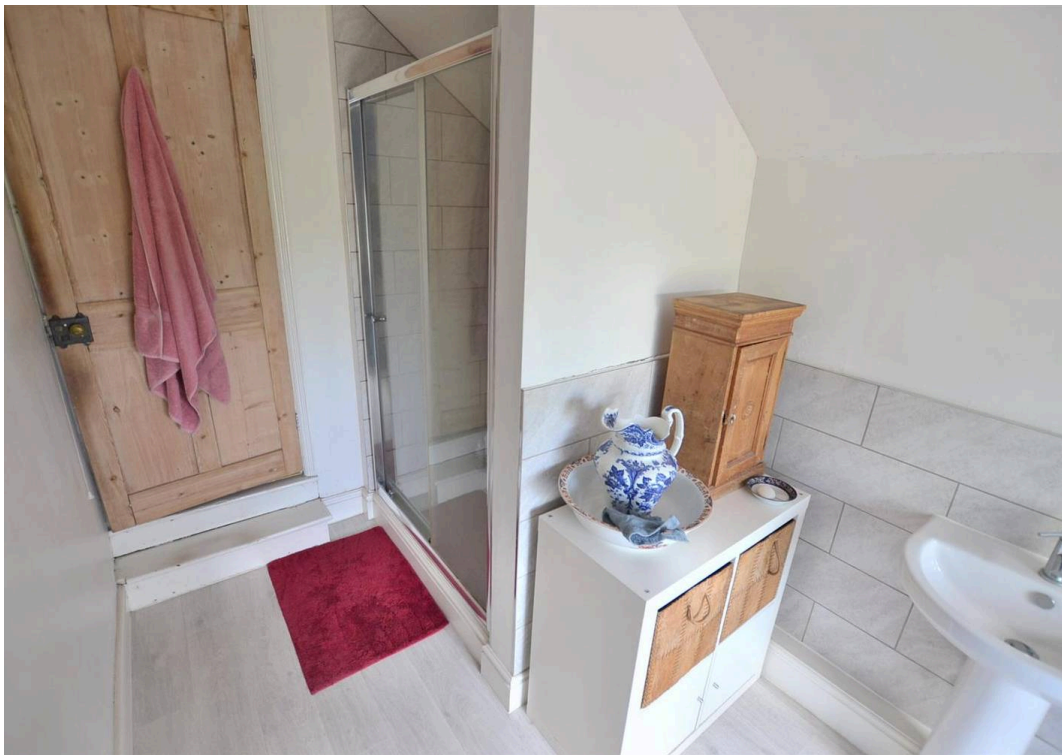
Fitted with a white three piece suite comprising double width shower cubicle with thermostatic shower, low flush WC, pedestal wash hand basin. There is a built in cupboard housing the combination worcester boiler, a radiator and uPVC opaque glass window.

Outside

To the front of the property there is a brick wall to the boundary with gated access leading to the fore garden and entrance door. To the side of the property there is a slabbed open courtyard area providing access to number 133 and neighbouring property. Beyond the courtyard is a timber built log store and gate accessing private garden where there is a summer house with electric light and power, a slabbed patio area and the garden beyond is a working garden with a vegetable beds, green house and pathway leading to the rear garden where there is a further timber built shed.











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