

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

6 Belfry Place, Shepshed, Loughborough, Leicestershire, LE12 9FP

£260,000

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

## Property at a glance

- Three Bedrooms
- Beautifully Presented Property
- Over Looking A Park
- Council Tax Band\*: C
- Driveway & Garage
- Gas Central Heating
- Bloor Homes Bulid
- Price: £260,000

## Overview

Situated on the outskirts of Shepshed, this beautifully presented 3 bedroom semi detached property built by Bloor Homes is an ideal purchase for first time buyers. The accommodation briefly comprises entrance hall, lounge, kitchen/diner with integrated appliances, utility and wc. To the first floor, three bedrooms, en-suite and bathroom. Externally there is off road parking, single garage and a rear garden. EPC rating B.

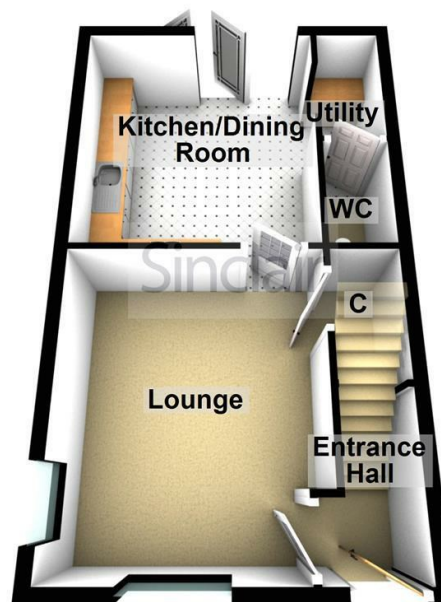
## Location\*\*

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



First Floor



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## Detailed Accommodation

### Entrance Hall

Entered through a uPVC front door, radiator and timber effect flooring.

### Living Room

12 x 14'3 (3.66m x 4.34m)

Having dual aspect with uPVC double glazed windows to the front and side, radiator, pendant light, timber effect flooring and an under stair cupboard.

### Kitchen/Diner

11'11 x 12'9 (3.63m x 3.89m)

Having a range of wall and base units, one and a half sink drainer unit, four ring hob with extractor fan above, tiled splashback, electric oven/grill, built in dishwasher, inset downlights and uPVC French doors out to the garden.

### Utility Area

3'3 x 6'5 (0.99m x 1.96m)

Continued timber effect flooring, worksurface, space and plumbing for washing machine and wall mounted gas boiler.

### WC

3'3 x 5'4 (0.99m x 1.63m)

Having a low level flush wc, wall mounted wash hand basin, timber effect flooring, extractor fan, pendant light and radiator.

## FIRST FLOOR LANDING

### Bedroom One

9'7 x 9'2 (2.92m x 2.79m)

Having uPVC double glazed window to rear, pendant light, radiator and built in sliding wardrobes.

### En-Suite

8'5 x 3'10 (5'11 max) (2.57m x 1.17m (1.80m max))

Three piece suite comprises low level flush wc, pedestal wash hand basin, shower enclosure with tiled surround and thermostatic shower. Also having an extractor fan, wall mounted cupboard, tile effect flooring and uPVC double glazed opaque window to rear.

### Bedroom Two

9'11 x 11'8 (8'10 min) (3.02m x 3.56m (2.69m min))

Having uPVC double glazed windows to front, pendant light, radiator.

### Bathroom

5'6 x 7'7 (1.68m x 2.31m)

A white three piece suite comprising low level flush wc, wall mounted wash hand basin with mixer tap, panelled bath with tiled surround, tile effect flooring, extractor fan, shaver point, heated towel rail and uPVC double glazed opaque window to side.

### Bedroom Three

6'5 x 7'3 (11'8 max) (1.96m x 2.21m (3.56m max))

Benefitting from an over stair cupboard, uPVC double glazed window to front, pendant light and radiator.

## OUTSIDE

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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.

## Special Note To Buyers

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## Referral Fee Disclosure

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## Thinking of Selling?

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