

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

20 Moorfield Place, Shepshed, Leicestershire, LE12 9AW

£307,500

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

## Property at a glance

- Three Bedroom Detached
- Close to Centre of Shepshed
- Landscaped Garden (2024)
- Council Tax Band\*: D
- 21' Lounge/Diner
- Re-fitted Bathrooms & WC
- Super Breakfast Kitchen
- Price: £307,500

## Overview

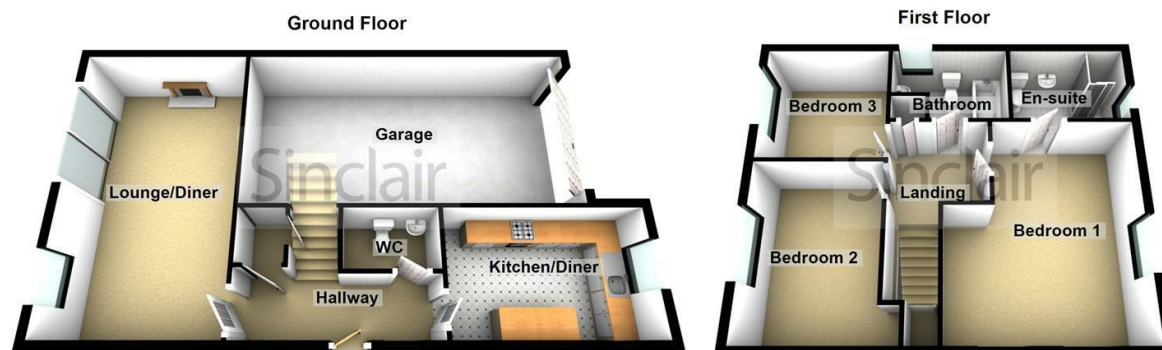
Situated in the centre of Shepshed, this stunning three bedroom individually styled detached family home is located in a cul-de-sac with easy access to all amenities the local schools. The property has been much improved by the current vendor and has stylish accommodation comprising; entrance hall, breakfast kitchen, 21' long lounge/diner and downstairs cloakroom/w.c. On the first floor a landing gives way to three bedrooms (en suite to the master) and further family bathroom. Outside there is a driveway and larger than average garage. To the rear the gardens have been re-landscaped (2024). The property has uPVC double glazing and a new boiler was fitted in 2025.

## 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.



20 Moorfield Place, Shepshed, Leicestershire, LE12 9AW

Sinclair

## Detailed Accommodation

Entrance door adjacent window through to the entrance hall.

### ENTRANCE HALL

Stairs accessing the first floor, radiator, oak doors accessing the breakfast kitchen, downstairs cloakroom/w.c. and lounge/diner./ Door accessing an under stairs storage cupboard

### DOWNSTAIRS CLOAKROOM

Fitted with a modern white two piece suite set to a vanity unit comprising low flush w.c. wash hand basin with chrome taps and tiled splash backs.

### BREAKFAST KITCHEN

13'7 x 8'7 (4.14m x 2.62m)

A stunning kitchen with a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. Fitted units to the wall and base. wood effect work surface and complimentary brick slip style tiled surround. Plumbing for washing machine and dishwasher. Integral electric hob with electric fan assisted oven and extractor over. uPVC double glazed window to the front elevation and matching double glazed window to the side elevation. Feature tiled flooring. Radiator.

### LOUNGE/DINER

21 x 11'11 (6.40m x 3.63m)

With feature fire place with marble hearth, wooden side and over mantle. contemporary radiator, uPVC double glazed window to the ear elevation overlooking the garden. uPVC double glazed sliding patio door to the rear elevation accessing the landscaped garden.

### TO THE FIRST FLOOR

A landing has oak doors gives way to three bedrooms (en suite shower room to the master) and further re-fitted family bathroom. Storage cupboard.

### MASTER BEDROOM

14'0 x 10'6 (4.27m x 3.20m)

(Measurement not including the recess) uPVC double glazed windows to two elevations, contemporary radiator and access to the en-suite shower room.

### EN SUITE

A re-fitted stylish suite with walk in shower with screening and tiled surround. Low flush

w.c. and pedestal wash hand basin, uPVC double glazed window to the front elevation. Heated towel rail

### BEDROOM 2

11'10 x 9'11 (3.61m x 3.02m)

uPVC double glazed window to the rear elevation overlooking the garden. contemporary radiator and recessed area ideal for a dressing table space.

### BEDROOM 3

8'7 x 6'8 (2.62m x 2.03m)

uPVC double glazed window to the rear elevation and contemporary radiator.

### BATHROOM

A stylish re-fitted suite with shower bath, low flush w.c. and wash basin. There are tiled walls, contemporary radiator, uPVC double glazed window to the side elevation.

### TO THE OUTSIDE

To the front of the property there is a driveway providing off road parking which in turn leads to the integral garage.

The garage is larger than average measuring - 16'2" x 11'8" and has a head height of 10'4"

Gated side access leading to the beautifully re-landscaped rear private and enclosed garden. The rear garden has slabbed patio areas, with a brick retaining wall surrounding the lawned garden. A variety of plants and shrubs. Timber screen fencing, a raised lawned area and composite decking to the rear. There is a composite clad shed and outdoor bar.

20 Moorfield Place, Shepshed, Leicestershire, LE12 9AW

Sinclair





20 Moorfield Place, Shepshed, Leicestershire, LE12 9AW

Sinclair

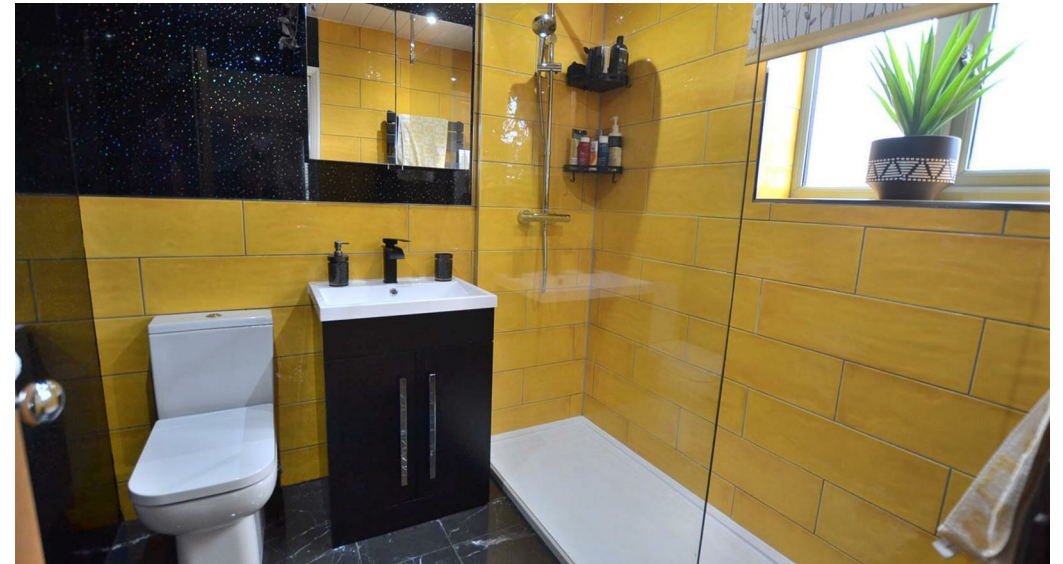




20 Moorfield Place, Shepshed, Leicestershire, LE12 9AW

Sinclair





20 Moorfield Place, Shepshed, Leicestershire, LE12 9AW

Sinclair





20 Moorfield Place, Shepshed, Leicestershire, LE12 9AW








20 Moorfield Place, Shepshed, Leicestershire, LE12 9AW

Sinclair



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

## 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 Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the

# Sinclair

## Thinking of Selling?

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



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

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