



Sinclair

Flat 8, 16 Kidger Close, Shepshed, Leicestershire, LE12 9UQ

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

40% Shared ownership  
£42,000

## Property at a glance

- Top Floor Flat
- One Double Bedroom
- Ideal First Time Purchase
- Council Tax Band\*: A
- Allocated Parking
- Open Plan Living Kitchen
- No Upward Chain
- Price: £42,000

## Overview

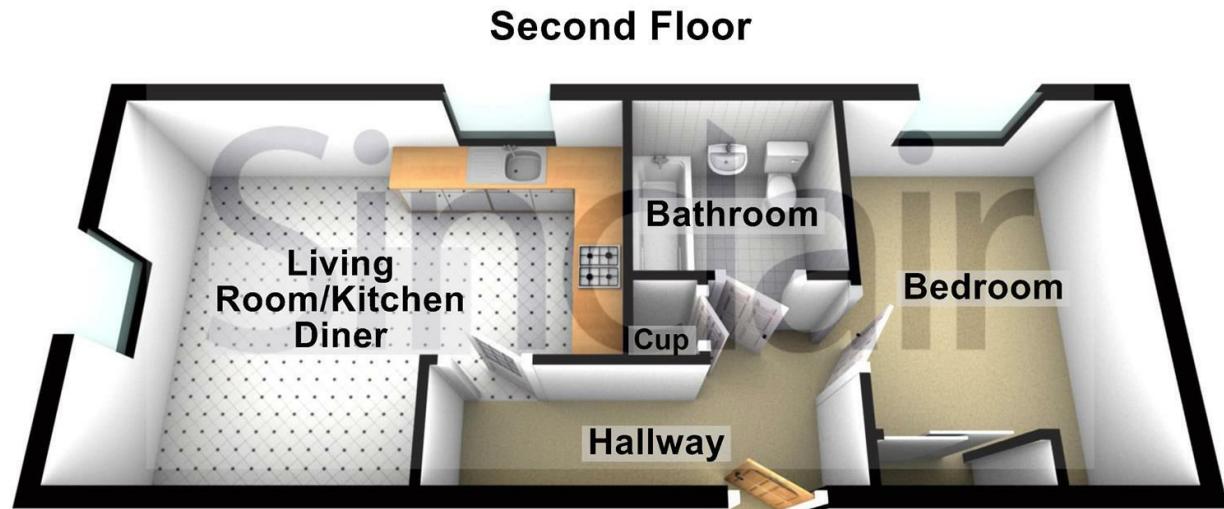
Offered with no upward chain this top floor one bedroom flat enjoys roofscape views across Shepshed and over the Church and it offers ideal accommodation for the first time buyer. The accommodation in brief comprises communal entrance hall and lobby with intercom entry phone system. There is a main hallway to the flat with an open plan living kitchen, one double bedroom and bathroom with white three piece suite. Outside there is allocated parking and visitor parking.

## 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.



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## Detailed Accommodation

There is a communal entrance lobby with stairs accessing the top floor flat. There is an entrance door with inset security spy hole through to the main hall.

### HALLWAY

The hallway has a storage radiator, doors accessing the open plan living kitchen, double bedroom, bathroom and airing cupboard, there is a loft access hatch, an intercom entry system.

### OPEN PLAN LIVING SPACE

16'9 x 12'10 (max) 8'10 (min) (5.11m x 3.91m (max) 2.69m (min))  
uPVC double glazed window to the front elevation with roofscape views across Shepshed and over to the Church, there is an electric storage radiator and a fitted kitchen with single drainer stainless steel sink unit with mixer tap over and cupboards under, there are fitted units to the wall and base, roll edge worksurface with tiled surround. There is an electric hob with oven under and extractor fan over, plumbing for washing machine, there is a further uPVC double glazed window to the side elevation.

### DOUBLE BEDROOM

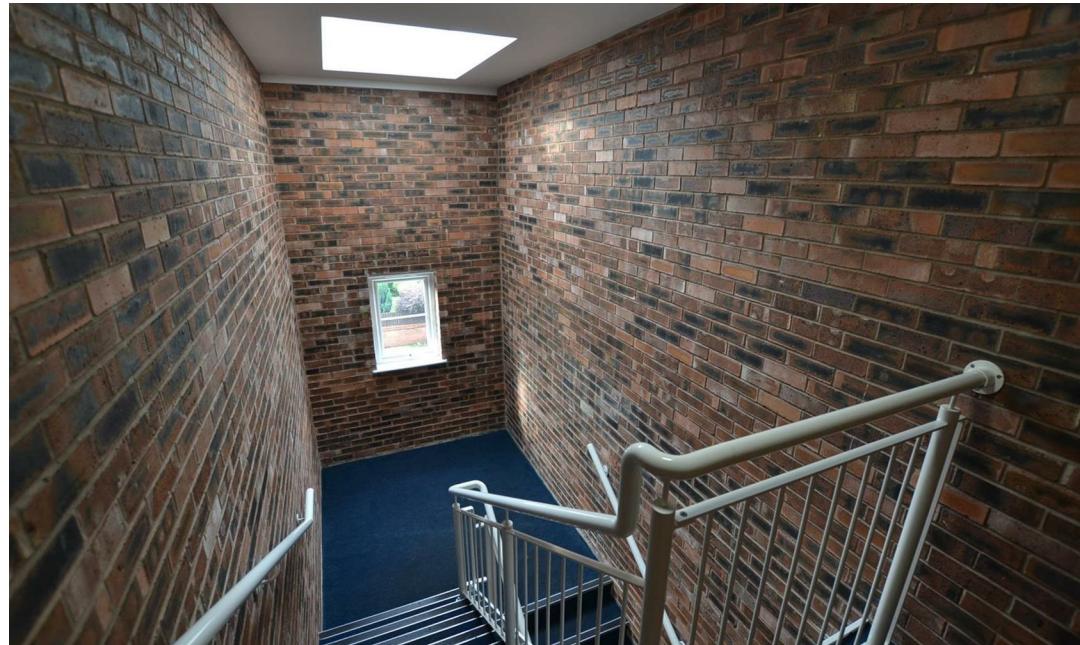
10'7 x 9'2 (front of wardrobe/cupboards) (3.23m x 2.79m (front of wardrobe/cupboards))  
uPVC double glazed window to the side elevation, electric heater and a recessed area to the side of the chimney breast with shelving.

### BATHROOM

Bathroom is fitted with a white three piece suite comprising panel bath, chrome mixer shower tap, low flush WC and pedestal wash hand basin, there is an electric wall heater.

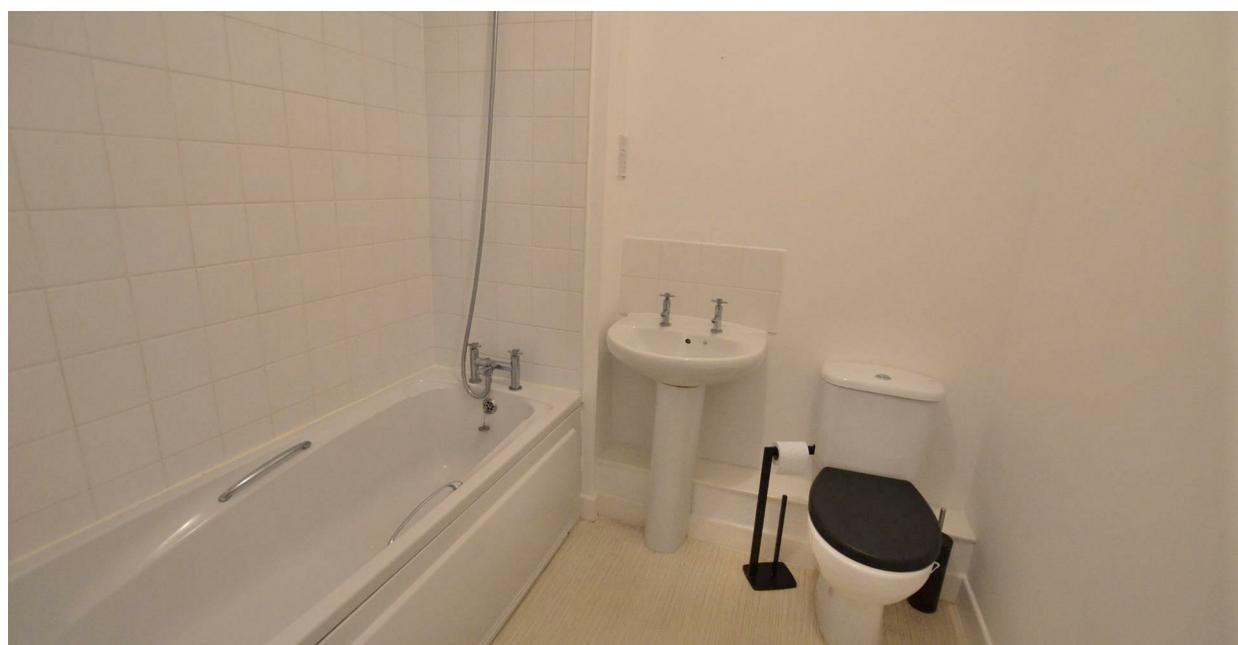
### OUTSIDE

To the outside of the property there is communal parking with an allocated space and visitor parking.



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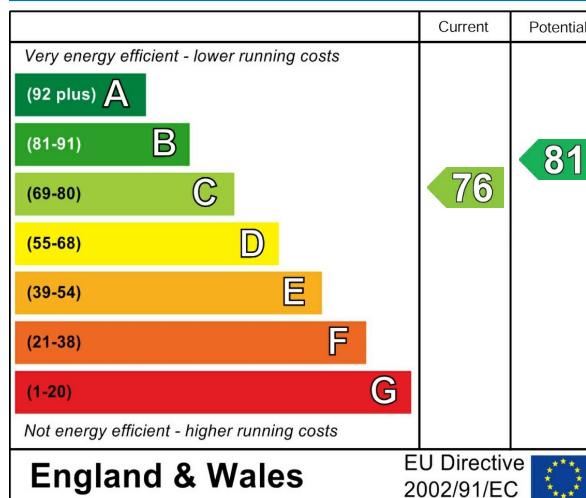
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## Energy Efficiency Rating



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

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.

## Tenure

We are advised by the vendor(s) that the premises are Leasehold

It should be noted by prospective purchasers that due to this being sold under a shared ownership scheme that the buyer will be required to undertake an affordability assessment with Stonewater Housing Association.

# Sinclair

**Thinking of Selling?  
For a free valuation of your property with no obligation  
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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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9 Bullring, Shepshed, Leicestershire, LE12 9PZ  
Tel: 01509 600610  
Email: [shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)