

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

# Sinclair



58 Paterson Place, Shepshed, Leicestershire, LE12 9RX

£245,000

01509 600610 [sinclairestateagents.co.uk](http://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: £245,000

## 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



First Floor



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## Detailed Accommodation

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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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>73</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

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## Referral Fee Disclosure

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## Thinking of Selling?

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