



Sinclair

88 Paterson Place, Shepshed, Leicestershire, LE12 9RY

£1,025

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## Property at a glance

- Detached Family Home
- Open Plan 26'7 Living Space
- Three Good Sized Bedrooms
- Council Tax Band\*: D
- Large Corner Plot
- Re-fitted Contemporary Kitchen
- Available Now
- Price: £1,025

## Overview

This well presented three bed detached home is offered to the rental market, with well presented accommodation and being set back from the road and occupying a large corner plot and including a gravel frontage with tarmac drive and a generous rear garden. Inside the layout offers an open plan family orientated living space with lounge diner with French doors and a contemporary refitted kitchen finished in gloss grey units. The first floor offers three bedrooms and refitted bathroom with a modern white suite. An opportunity to rent the detached garden room at an additional rent can be discussed upon application.

## 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 Iveshead 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

### Ground Floor

#### Entrance Hall

Entered through a timber front door with inset double glazed panel and adjacent timber framed window, inset foot well, coving, radiator and stairs rising to the first floor.

#### Cloakroom

Comprising low level push button WC with wall mounted corner wash hand basin with monobloc mixer with newly laid timber effect vinyl flooring.

#### Lounge

11'5" x 26'7" (3.48m x 8.10m)

Enjoying a dual aspect with uPVC double glazed window to front and a set of uPVC double glazed French doors to the rear elevation, encased by full height uPVC double glazed windows to either side and having three radiators continuing to the kitchen area.

#### Fitted Kitchen

7'8" x 12'5" (2.34m x 3.78m)

Refitted in 2019 the home offers a refitted kitchen including an attractive range of wall and base units with complementary rolled edge work surfaces, four ring electric hob with electric oven and grill having extractor hood over. Tiled effect vinyl flooring, space and plumbing for appliances, sink and drainer unit with swan neck mixer taps, under stairs storage cupboard, uPVC double glazed window to rear and side door. A Glowworm combination boiler was installed in July 2019.

#### First Floor Landing

Stairs grant access to three good sized bedrooms, family bathroom and having coving, loft access and uPVC double glazed window to side.

#### Bedroom One

10'0" x 14'2" (3.05m x 4.32m)

With uPVC double glazed window to front, coving and radiator. The rooms are finished with tasteful neutral decor and carpeting complementing in the remainder of the home.

#### Bedroom Two

10'0" x 11'7" (3.05m x 3.53m)

With uPVC double glazed window to rear, coving and radiator.

#### Bedroom Three

7'5" x 9'0" (2.26m x 2.74m)

With uPVC double glazed window to front, coving and radiator.

#### Family Bathroom

7'5" x 8'3" (2.26m x 2.51m)

This three piece white suite comprises low level push button WC pedestal wash hand basin with mono bloc mixer taps, tiled splash backs, P-shaped bath with splash screen and thermostatic waterfall shower over and separate hand held washer. Also benefiting from timber effect vinyl flooring, radiator and a dual aspect with opaque uPVC double glazed window to rear and side.

#### Outside

The house sits superbly in the corner of the sought after cul-de-sac setting, location just a short walk from the central shops schools and amenities. A tarmac driveway offers off road parking for multiple vehicles leading to the front door with a pebbled side area for additional parking and side gated leading to the rear.

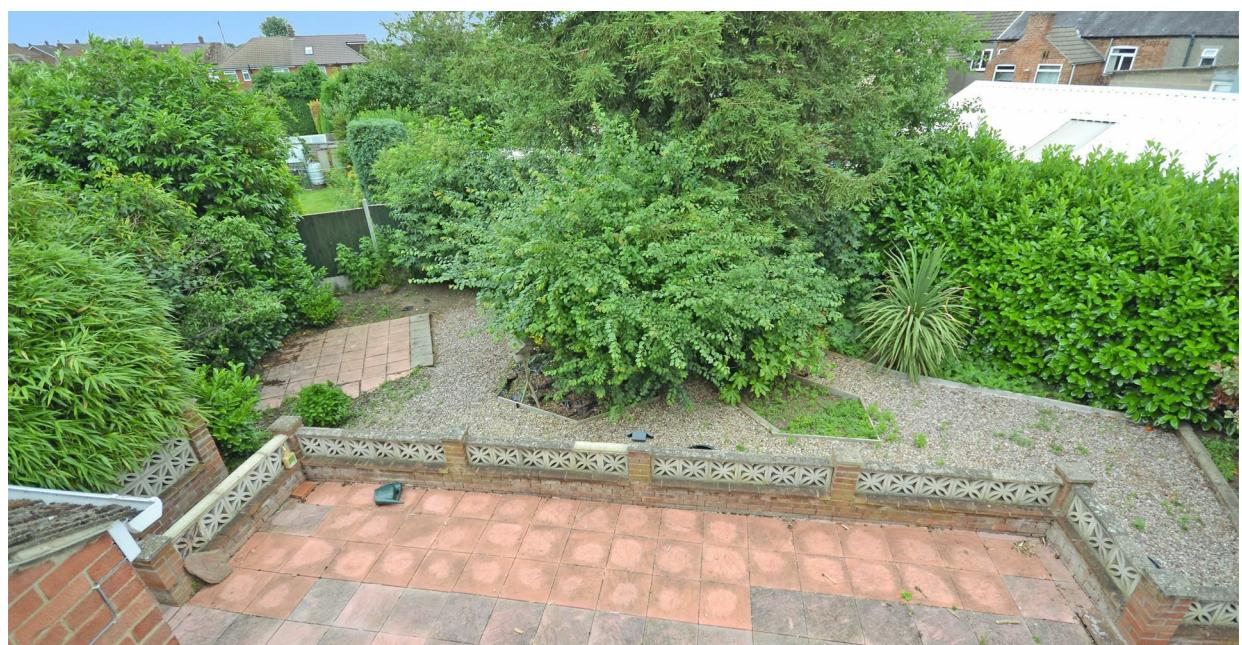
#### Rear Garden

There is a large rear garden, a mix of planted areas with a maze of footpaths and paving. A generous raised patio extends from the back of the house with French doors into the living room. There is a good sized wooden storage shed, and also an understairs storage area accessed from the path to the side of the house. A separate area of garden sits behind the studio, screened from the main garden.



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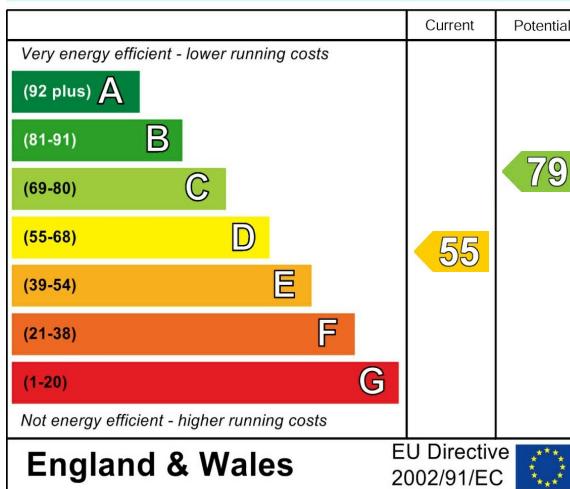
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## Energy Efficiency Rating



### 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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