



Sinclair

1B Longcliffe Road, Shepshed, Leicestershire, LE12 9LW

£157,500

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

## Property at a glance

- Ideal First Time Purchase
- uPVC Double Glazing
- Re-Roofed in 2025
- Council Tax Band\*: A
- Two Double Bedrooms
- Gas Central Heating
- Modern Kitchen & Bathroom
- Price: £157,500

## Overview

This two double bedroom town house offers an ideal opportunity for first time buyers and would also be suited to a rental investment. The property benefits from uPVC double glazing, gas central heating and has been re-roofed in November 2025. The accommodation comprises entrance hall, living room, fitted breakfast/dining kitchen. On the first floor landing gives way to two double bedrooms and bathroom with a white modern three piece suite. There are gardens to the front and rear and a garage located in a block. EPC AWAITED.

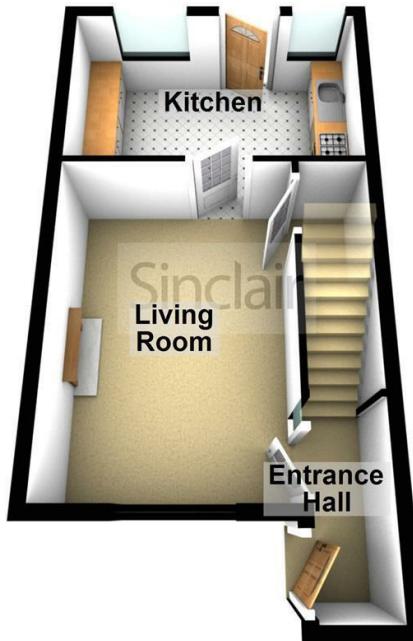
## Location\*\*

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 school; Iveshead School and 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 Stations: Loughborough (5.5 miles) East Midlands Parkway Rail Station (6.1 miles). Nearest Town/City: Loughborough(5.3 miles).

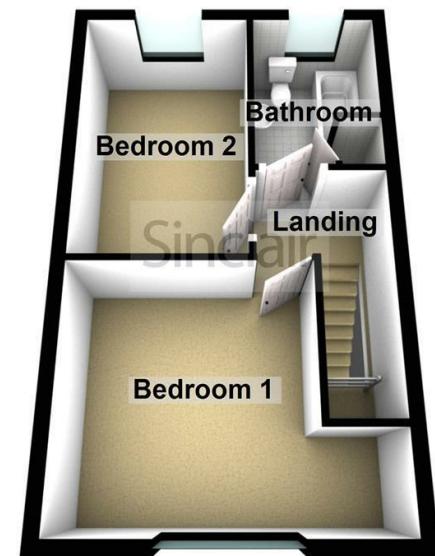


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

### Ground Floor



### First Floor



## Detailed Accommodation

### DETAILED ACCOMMODATION

uPVC double glazed entrance door to the

#### Entrance Hall

With cloak hanging space, radiator. Stairs accessing the first floor and door in to the main living room.

#### Living Room

15'3 x 10'9 (4.65m x 3.28m)

With uPVC double glazed window, radiator. Central fire place with display plinths, understairs storage cupboard with radiator and door accessing the fitted dining kitchen.

#### Fitted Dining Kitchen

14'0 x 8'8 (4.27m x 2.64m)

With single drainer stainless steel sink unit, chrome mixer tap over and cupboards under, fitted units to the wall and base, rolled edge work surface and tiled surround.

Electric hob, double electric eyelevel oven and grill, breakfast bar, plumbing for washing machine, space for tumble dryer and space for tall standing fridge/freezer. uPVC double glazed windows and door overlooking and accessing the garden. There is a wall mounted and concealed gas fed boiler.

#### First Floor

To the first floor the landing gives way to two double bedrooms and bathroom fitted with a white three piece suite.

#### Bedroom One

10'10 x 10'11 (not including recess area) (3.30m x 3.33m (not including recess area))

With uPVC double glazed window, radiator and a recessed area to accommodate a wardrobe space.

#### Bedroom Two

12'7 x 8'0 (3.84m x 2.44m)

With uPVC double glazed window, radiator.

#### Bathroom

The bathroom is fitted with a white three piece modern suite comprising panelled bath

with chrome taps and shower over, low flush w.c. and pedestal wash hand basin. There is a radiator, uPVC double glazed opaque window and an airing cupboard housing the hot water cylinder.

#### Outside

The property is set back from the road with a fore garden, being low maintenance with a variety of plants and shrubs and central pathway leading to the entrance door. To the rear of the property is a low maintenance garden with slabbed patio area areas and gravelled areas. Gated access leading to parking arrangements in the form of a garage in a block with an up and over door and new roof (2024).



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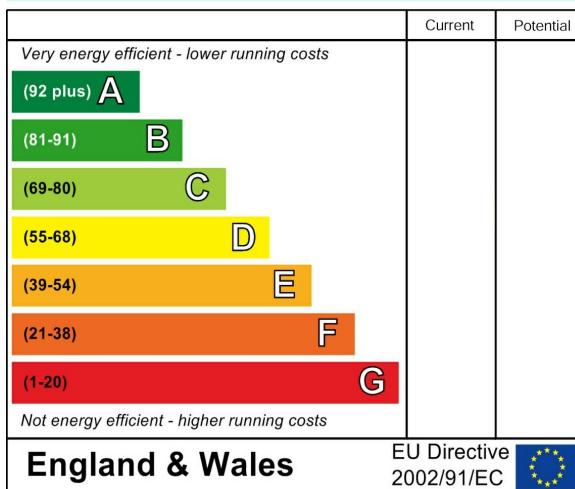
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## Energy Efficiency Rating



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

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### Referral Fee Disclosure

# Sinclair

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9 Bullring, Shepshed, Leicestershire, LE12 9PZ  
Tel: 01509 600610  
Email: [shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)