



7 Deacon Close, Shepshed, Loughborough, LE12 9JH

£180,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

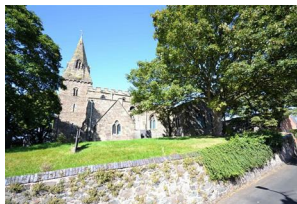
- No Upward Chain
- Council Tax Band*: B
- Two Bedrooms
- Allocated Parking
- Price: £180,000
- Ideal First Time Purchase / Investment
- Cul-Sac-Location
- Gas Central Heating

Overview

This TWO BEDROOM town house is offered to the market with NO UPWARD CHAIN. A perfect first time purchase or rental opportunity. In brief comprises, reception hall with cloaks hanging space, fitted kitchen, lounge/diner and on the first floor, landing gives way to two well proportioned bedrooms and bathroom. Outside there is a fore garden, side access to the rear garden which is a particular feature of sale being well proportioned, mature and private. There is allocated parking to the cul-de-sac. EPC AWAITED.

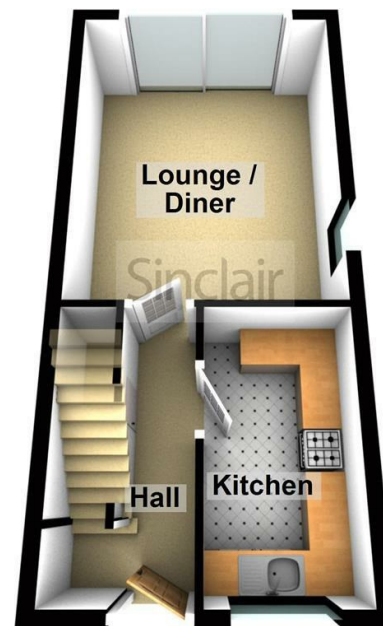
Location**

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 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

DETAILED ACCOMMODATION

Entrance door through to

Reception Hall

With cloaks hanging space. Stairs accessing the first floor with an understairs cupboard, radiator, doors accessing the kitchen and lounge/diner.

Kitchen

11'3 x 6'2 (3.43m x 1.88m)

With single drainer stainless steel sink unit, double glazed window with fitted blinds, fitted units to the base and wall, space for a tall standing fridge/freezer, plumbing for washing machine, gas and electric cooker point and wall mounted gas boiler.

Lounge/Diner

15'2 x 12'2 (4.62m x 3.71m)

With double glazed sliding patio doors overlooking and accessing the private garden, radiator, and double glazed window.

First Floor

On the first floor landing gives way to two well proportioned bedrooms and bathroom.

Bedroom One

12'3 x 11'10 (3.73m x 3.61m)

With double glazed window overlooking the garden, radiator.

Bedroom Two

9'1 x 7'3 to front of wardrobe/cupboard (2.77m x 2.21m to front of wardrobe/cupboard)

With double glazed window, radiator, airing cupboard housing hot water cylinder with storage and built in wardrobe/cupboard.

Bathroom

The bathroom is fitted with a three piece suite comprising panelled bath, low level w.c., pedestal wash hand basin, radiator and a double glazed opaque glass window.

Outside

To the front of the property is a block paved courtyard to the cul-de-sac with allocated

parking, small fore garden and side access leading to the rear. There is a bin store area and timber shed to the side of the property.

The rear garden is a particular feature of sale being private with a slabbed patio area and lawned garden beyond, a variety of mature trees, timber screen fencing and hedged rear boundary.

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Energy Efficiency Rating

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

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Photographs

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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

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