



Sinclair

15 Church Gate, Shepshed, Leicestershire, LE12 9RJ

£300,000

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## Property at a glance

- Grade Two Listed Property
- Modernisation Required
- Cellar and Utility Room
- Two Loft Rooms
- Council Tax Band\*: D
- Secluded Position
- Exposed Beam Ceilings
- No Upward Chain
- Loft Studio/Potential Annex
- Price: £300,000

## Overview

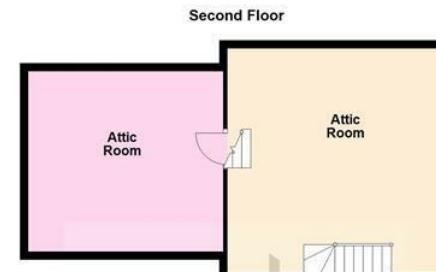
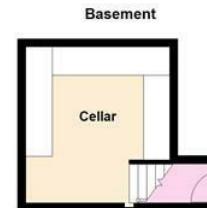
This grade two listed period residence offers excellent potential and requires modernisation to bring back to its former glory. Secluded and set back from the road the accommodation comprises reception hall, living room, cellar, dining kitchen with pantry store, bathroom, utility room and access to a studio loft room (potential to make an annexe style accommodation). To the first floor of the main house there are three bedrooms and stairs accessing two generously proportioned loft rooms with potential for conversion subject to necessary planning permissions. Outside there are gardens to the front side and rear.

## 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.



## Description Of Age And Construction

House, C17, enlarged late C18. Timber frame on granite plinth (all now rendered) with later brick wing to north. Concrete and plain tile roofs, brick north end stack. C17 block: one storey and attic and 2 storeys. Jetted west gable end. Collar and tie beam roof. C20 fenestration. North wing, 2 storey, one window range. Three light casement windows with glazing bars. Reed and plaster floors throughout.

The description above describes the salient features of the building as it was at the date of listing. It is given in order to aid identification; it is not intended to be either comprehensive or exclusive.

Statutory Listing covers all parts of the property and its curtilage, ie all internal and external elements whether described or not.

This information is taken from Charnwood Borough Council Website

## Ground Floor

There is a front entrance door opening into the reception hall.

## Reception Hall

The reception hall has stairs accessing the first floor and access to the bathroom leading to the utility room.

There are doors accessing the cellar, living room and dining kitchen. There are exposed beams to ceiling.

## Dining Kitchen

15'7 x 13'11 (4.75m x 4.24m)

An L-shaped room.

Section one is 13'11 x 6'11 (4.24m x 2.11m)

Section two 9'5 x 8'11 (2.90m x 2.47m)

There is a stainless steel sink unit with cupboards under, electric cooker point, window overlooking the garden, door accessing the garden, dining area, radiator, storage cupboards and door accessing the pantry. There are exposed beams to ceiling.

## Pantry

Has a window and shelving.

## Living Room

15'3 x 14' (4.65m x 4.27m)

Windows to two elevations, central fire place with brick back and tiled hearth.

## Downstairs Bathroom

Downstairs bathroom is fitted with a bath with shower over, low flush WC, pedestal wash hand basin, two opaque glass windows, radiator and door accessing the utility room.

## Utility Room

9'3 x 6'7 (2.82m x 2.01m)

There is a sink with cupboards under, wall mounted Worcester boiler, plumbing for washing machine, window and door accessing the garden. There are stairs accessing a loft studio room.

## Loft Studio Room

14'7" x 11'6" (4.45m x 3.53m )

Dorma window overlooking the garden, exposed A frame beams to the pitched roof. This room in conjunction with the utility room and downstairs bathroom could make an ideal annex style living space.

## First Floor

A landing with exposed beams to ceiling gives way to three bedrooms with stairs accessing the attic space with two generously proportioned boarded rooms ideal for conversion subject to necessary planning permissions.

## Roof Space One

17'7 x 17'10 (5.36m x 5.44m)

Exposed beams and door accessing roof space two.

## Roof Space Two

15'3 x 14'5 (4.65m x 4.39m)

(some restricted head height)

## Bedroom One

12'5" x 14'4" (to front of wardrobe/cupboards) (3.81m x 4.37m (to front of wardrobe/cupboards))

Having multipaned window and radiator.

## Bedroom Two

13'3 x 8'6 (4.04m x 2.59m)

With window overlooking the garden, radiator, exposed beam ceiling and cupboard.

## Bedroom Three

8'9 x 8'8 (2.67m x 2.64m)

Window, exposed beam ceiling and walls, radiator.

## Outside

The secluded property set back from the road with gated access to the front garden, variety of mature plants, shrubs and trees, side accessing leading to the rear. The rear garden is mature and private with a variety of plants shrubs and trees, there is access to an outside store.

## Cellar

12'11 x 12'4 (3.94m x 3.76m)

The cellar has a stone floor and 6'3 head height. The room also has a blocked up window that can be opened up



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#### **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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\* 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.

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