



Sinclair

2 Sandringham Rise, Shepshed, Leicestershire, LE12 9ND

£260,000

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Property at a glance

- Three Bedrooms
- 17'3 Fitted Kitchen/Diner
- Ample Off Road Parking
- Council Tax Band*: C
- Solid Oak Flooring & Doors
- Bathroom & Separate Shower Room
- Detached Garage
- Price: £260,000

Overview

* NO UPWARD CHAIN ** WOW FACTOR GUARANTEED ** This wonderfully appointed DETACHED FAMILY HOME comes to the market situated within a sought after cul-de-sac enjoying a tasteful mixture of modern and traditional features throughout. Having under-floor heating in the fitted kitchen/diner, solid oak doors, flooring and balustrades and a cosy log burner for the winter months. Also benefiting from ample off-road parking to the front with a detached garage situated within a private garden to the rear of the property. EPC Rating 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.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through double fly hung oak doors with brush steel fittings and comprising solid timber flooring with oak balustrade staircase ascending to the first floor benefiting from under stairs storage and retro style short column radiator.

Bathroom

10'4" x 5'11" (3.15m x 1.80m)

This three piece suite comprises a free standing roll top bath with telephone style mixer shower taps, ceramic tiled flooring and Travertine tiled walls having a vanity suite with solid oak finish, floating stone wash hand basin having a mixer tap, low level push button WC, inset downlights, radiator and two opaque double glazed uPVC windows to the side.

Lounge

12'5" x 11'0" (3.78m x 3.35m)

Having a uPVC double glazed window to front, radiator, solid timber flooring, coving and benefiting from a log/multi fuel burner on a slate hearth.

Fitted Kitchen/Diner

17'3" x 12'2" (8'2" x 7'6" - dining area) (5.26m x 3.71m (2.49m x 2.29m - dining area))

Enjoying a range of solid oak wall and base units with polished granite work surfaces and solid oak breakfast bar peninsular. having inset double porcelain inset sink and drainer unit with Swan neck mixer taps, inset dishwasher, microwave oven, coffee machine and separate wine cooler. Also enjoying the benefits of inset downlights, Travertine tiled flooring, under-floor heating, timber effect uPVC double glazed window to rear with adjacent uPVC French doors accessing the private patio area with a further set of two double glazed uPVC windows to the side elevation in the dining area.

FIRST FLOOR

Landing

Stairs rising to the first floor landing grant access to three good sized bedrooms and the shower room and comprise loft hatch and airing cupboard housing the gas fired central heating combination boiler.

Bedroom One

12'5" (to fitted furniture) x 10'5" (3.78m (to fitted furniture) x 3.18m)

Comprising radiator, uPVC double glazed windows to the rear and two uPVC double glazed windows to the side, solid timber flooring and a range of fitted double wardrobes with a further walk-in wardrobe.

Bedroom Two

14'1" (max) x 10'8" (max) (4.29m (max) x 3.25m (max))

Having a uPVC double glazed window to the front, radiator, timber effect laminate flooring and store cupboard.

Bedroom Three

10'3" x 5'7" (3.12m x 1.70m)

Having uPVC double glazed window to front.

Shower Room

4'10" x 6'11" (1.47m x 2.11m)

This three piece white suite comprises low level push button WC and pedestal wash hand basin with monobloc mixer taps and tiled splashbacks with corner shower enclosure featuring a drencher shower with partly tiled walls, solid timber flooring, inset downlights and timber framed double glazed Velux window.

OUTSIDE

Private Rear Garden

Having a paved patio area with stone shingle edging, water point, lantern style wall mounted lighting with timber close board surround entered by a side gated access. Also benefiting from a sunny aspect with a range of flower beds and shrubs and lawn ushering to a pebbled seating area to the rear of the garden by the detached garage.

Detached Garage

Entered via an electric roller door to the front with a set of uPVC double glazed French doors to side having both light, power and a range of base units with roller edged work surfaces and space for appliances.

Front

Offering plenty of off road parking in the form of a stone shingle driveway with block edging having wall lighting ascending the front door with adjacent water point.



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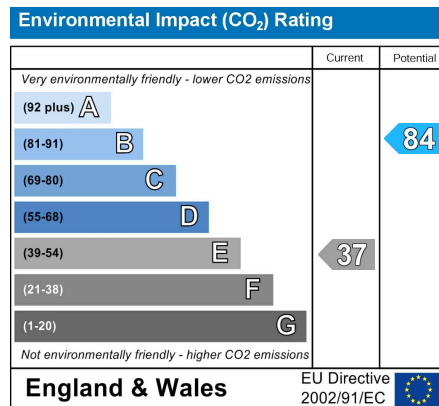
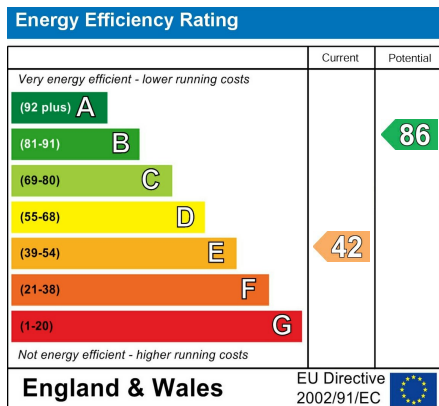


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Fixture & Fittings

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

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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.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair Shepshed on 01509 600610



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