



Sinclair

8 Du Cane Close, Shepshed, Leicestershire, LE12 9EZ

£210,000

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Property at a glance

- Corner Plot
- Three Double Bedrooms
- W.C. On All Floors
- Council Tax Band*: C
- Kitchen/Diner
- Master With Ensuite
- End Of Cul-De-Sac Position
- Price: £210,000

Overview

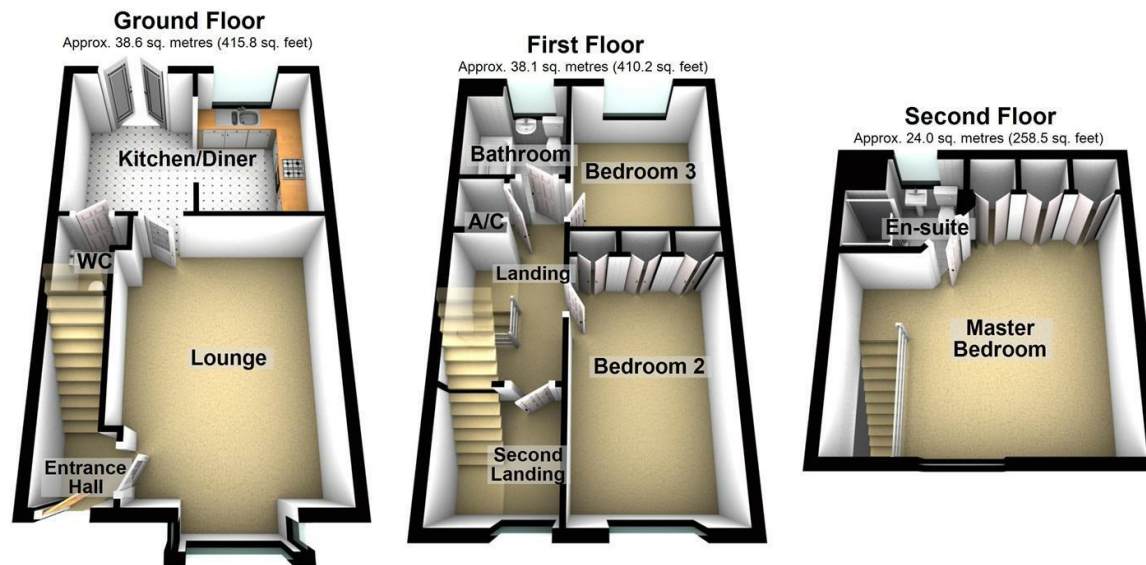
A three-storey contemporary home set at the end of a cul de sac on the popular Charnwood Forest side of Loughborough. Boasting enviable parking and generous garden this home is perfect for today's growing family. Mum and dad can relax in the luxury master suite which takes over the entire second storey with ensuite and dressing area, whilst the children take over the middle floor with two bedrooms and their own personal bathroom. The ground floor offers a lovely lounge leading into the kitchen which has space for a dining table and boasts French doors leading to an idyllic private garden which has a pretty feature pond, with a mature array of plants and shrubs.

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 composite front door, having radiator, timber effect laminate flooring and stairs rising to the first floor.

Bay-Fronted Lounge

12'1 x 17'9 (into bay) (3.68m x 5.41m (into bay))

Including a uPVC double glazed bay window to front and having radiator.

Kitchen/Diner

15'6 x 10'4 (4.72m x 3.15m)

Inclusive of a modern range of wall and base units with rolled edge worksurfaces; one and a half bowl sink and drainer unit with swan neck mixer taps, tiled splashbacks, four ring gas hob with extractor hood over, double electric oven and grill, concealed gas fired central heating boiler, timber effect laminate flooring, plinth heater, uPVC double glazed window to rear, radiator and uPVC double glazed French doors accessing the private rear garden.

W.C.

Comprising low level W.C., wall mounted wash hand basin with mixer taps and tiled splashbacks, extractor fan and timber effect laminate flooring.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to two bedrooms, the family bathroom and the second landing. Comprising; radiator and airing cupboard housing the hot water cylinder.

Family Bathroom

This three piece white suite comprises; panel bath with splash screen and thermostatic mixer shower, low level W.C., pedestal wash hand basin with mono block mixer tap, part tiled walls with timber effect laminate flooring, chrome heated towel rail, opaque uPVC double glazed window to rear, extractor fan and having a shaver point.

Bedroom Two

8'8 x 13'11 (to fitted wardrobes) (2.64m x 4.24m (to fitted wardrobes))

Featuring a full wall of fitted double wardrobes, radiator and uPVC double glazed window to front.

Bedroom Three

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

Having radiator and uPVC double glazed window to rear.

Second Landing

With uPVC double glazed window to front, radiator and stairs rising to the master suite.

SECOND FLOOR

Master Bedroom

15'7 x 13'11 (to fitted wardrobes) (4.75m x 4.24m (to fitted wardrobes))

Enjoying the entirety of the second floor and having a range of fitted double wardrobes, radiator, uPVC double glazed window to front and access to the ensuite shower room.

En-Suite Shower Room

This three piece white suite comprises; double shower enclosure with thermostatic bar mixer shower, low level push button W.C., vanity wash hand basin, part tiled walls, chrome heated towel rail, Velux window to rear, shaver point, extractor fan and having tile effect vinyl flooring.

OUTSIDE

Private Rear Garden

Enjoying a sunny aspect and having timber fence surround, side gate access, paved patio area with pebbled edging, sunken feature pond, raised decking and a range of shrubs.

Front Garden/Parking

Benefiting from a corner plot position with space and parking for multiple vehicles on a tarmac driveway leading to a paved path to the front door with lawn to either side, shrubs and lantern style wall mounted wall lighting by the front door beneath a canopy porch.

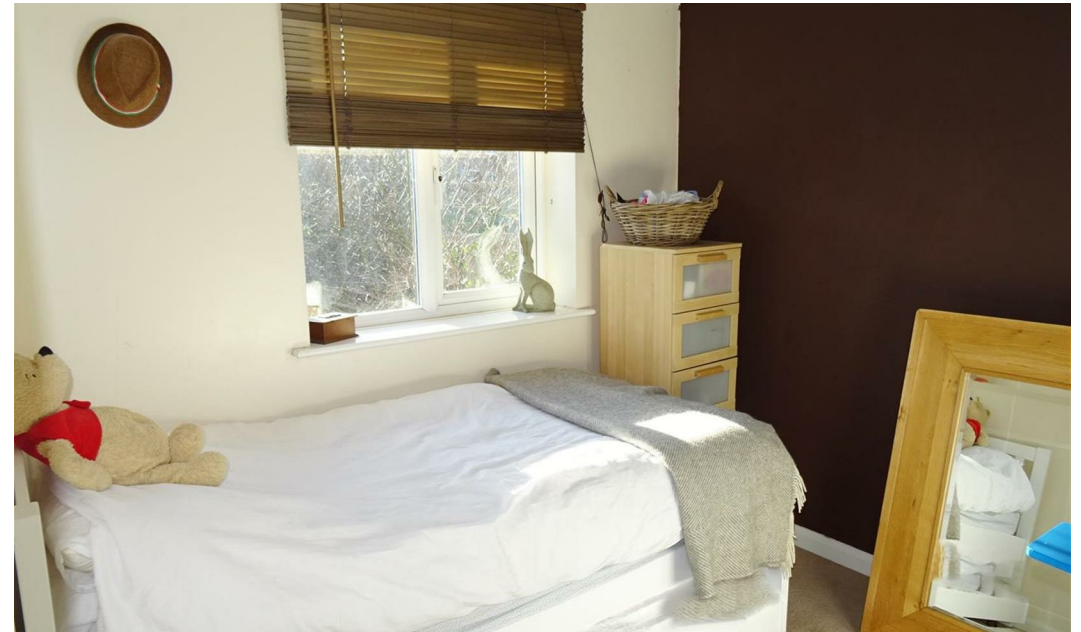
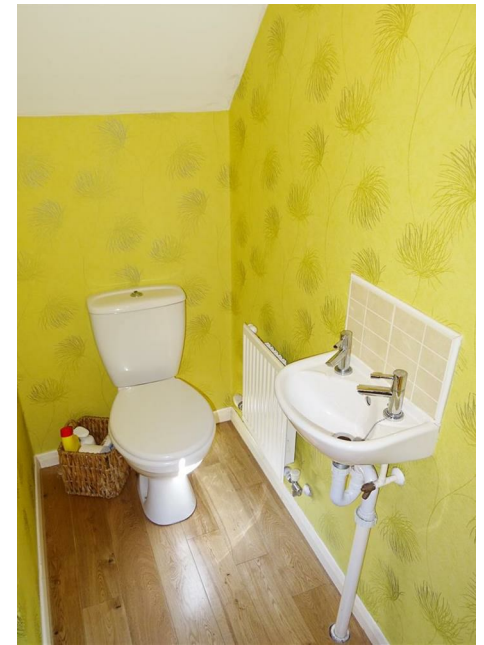
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

* 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.

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.

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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