

# Sinclair



2 Blacksmiths Avenue, Shepshed

Loughborough

£205,000



## 2 Blacksmiths Avenue

Shepshed, Loughborough

This well presented two bedroom house is situated in a pleasant cul de sac and set back from the road. Featuring a recently installed combi boiler (2025) The accommodation in brief comprises; porch, hall, living room, dining kitchen, two double bedrooms and a bathroom with a three piece suite. Ample off street parking is provided, along with a single garage for additional storage or vehicle security.

The property boasts well proportioned gardens to both the front and rear, offering plenty of space with the rear garden mainly laid to lawn with a patio area.

The driveway offers parking for multiple vehicles, leading to the garage which benefits from an up and over door, electric light, and power (ideal for workshop use or further storage). This outside space enhances the appeal of the property, making it a standout opportunity for the first time buyer in this popular location.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- New Combi Boiler (2025)
- Cul De Sac Setting
- Modern Kitchen Diner
- Well Proportioned Gardens
- Ample Parking & Garage
- Ideal First Time Purchase





### **Porch**

UPVC double glazed entrance door with adjacent windows through to the entrance porch. The entrance porch has a meter cupboard and door access accessing the hall.

### **Hall**

The hall has stairs accessing the first floor, cloaks hanging space, radiator, UPVC double glazed window and door through to the living room

### **Living Room**

14' 0" x 10' 7" (4.27m x 3.23m)

UPVC double glazed window to the front elevation with pleasant open aspect, radiator, feature central fireplace with marble effect hearth, sides and over mantle and an inset gas fed fire, under stair storage cupboard and door access accessing the dining kitchen

### **Dining Kitchen**

8' 11" x 14' 0" (2.72m x 4.27m)

The kitchen is modern in design and fitted with a single drainer stainless steel sink unit with cupboard under, fitted units to the wall and base, roll edge work surface and tiled surround.

Integrated appliances including gas hob with oven under and extractor fan over, plumbing for washing machine and space for a tall standing fridge freezer. Wall mounted and concealed combination gas fed boiler (fitted 2025). To the dining area there is a radiator and UPVC double glazed window overlooking the garden. There is a further UPVC double glazed door accessing the side, driveway and garage.





### **Landing**

The landing gives way to 2 double bedrooms and a bathroom with White three piece suite. UPVC double glazed window storage cupboard and loft access hatch.

### **Bedroom One**

11' 0" x 10' 9" (3.35m x 3.28m)

(Measurements to the front of wardrobe/cupboards) UPVC double glaze window with pleasant open outlook, radiator and built-in wardrobe/cupboards.

### **Bedroom Two**

9' 0" x 7' 0" (2.74m x 2.13m)

(Measurements to the front of wardrobe/cupboards) UPVC double glaze window overlooking the garden, radiator and fitted wardrobe/cupboards with dressing table area and shelving over.

### **Bathroom**

Fitted with a white three-piece suite comprising panel bath with shower over, low flush WC and pedestal wash hand basin. Radiator, tiled walls and UPVC double glazed window.

### **Note To Purchasers.**

It should be noted by prospective purchasers that the vendor of the property is an employee of Sinclair Estate Agents.







### **FRONT GARDEN**

Set back from the road and offering ample parking for a number of vehicles

### **REAR GARDEN**

A generously proportioned garden with a second tier ideal for a children's playing area. There is a patio seating area and the main garden space is laid to lawn.

### **DRIVEWAY**

3 Parking Spaces

### **GARAGE**

Single Garage

The garage has an up and over door, electric light and power.





Ground Floor



First Floor





## Sinclair Estate Agents

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