

Sinclair



5 Little Haw Lane, Shepshed, Leics, LE12 9LN

£240,000

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Property at a glance

- Non Estate Location
- Contemporary Throughout
- Off Road Parking & Garage
- Council Tax Band*:
- Detached Bungalow
- Two Double Bedrooms
- Double Glazing/Gch
- Price: £240,000

Overview

THIS TRADITIONALLY DESIGNED AND GENEROUSLY PROPORTIONED TWO BEDROOM DETACHED BUNGALOW OFFERS A NON-ESTATE POSITION CLOSE TO OPEN COUNTRYSIDE. Having double-glazing throughout the property comprises: entrance hall, lounge, large kitchen/diner, two bedrooms and a bathroom. To the front of the property is off-road car standing, an integral garage and garden laid to lawn and planted borders, to the rear a beautiful landscaped garden, with a raised patio and decking area. EPC Rating D.

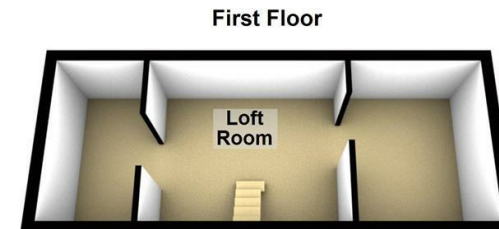
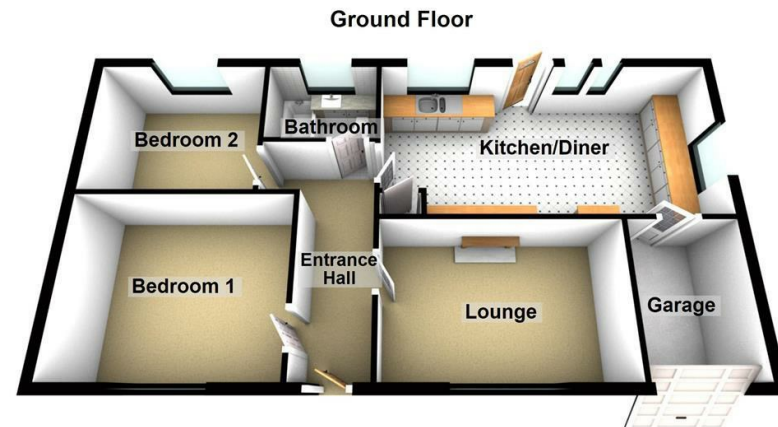
Location**

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

DETAILED ACCOMMODATION

Upvc double glazed entrance door accessing the entrance hall.

ENTRANCE HALL

Doors accessing the two double bedrooms, lounge, kitchen/diner and bathroom. Loft access. Wood effect laminate flooring. Radiator.

LOUNGE

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

Upvc double glazed window to the front elevation. Feature fireplace with inset electric fire. Radiator. Carpet flooring.

KITCHEN/DINER

20'8"x 10'1" (6.30x 3.07)

Two Upvc double glazed windows to the side elevation. Two Upvc double glazed windows to the rear elevation. Upvc double glazed door accessing the patio area. Upvc double glazed skylight to the ceiling.

BEDROOM ONE

12'11"x 10'7" (3.94x 3.23)

Upvc double glazed window to the front elevation. Radiator. Carpet flooring.

BEDROOM TWO

10'5"x 8'7" (3.18x 2.62)

Upvc double glazed window to the rear elevation. Radiator. Carpet flooring.

BATHROOM

Fitted with a contemporary white three piece suite comprising of a panelled bath with shower over and glass shower screening, low flush w.c. and wash hand bowl with mixer tap over. Upvc double glazed window to the rear elevation. Skylight window. Tiled flooring. Tiled walls. Chrome heated towel rail.

LOFT ACCESS

A loft ladder gives way to a study/ hobbies room with doors either side giving access for storage space.

OUTSIDE FRONT

To the front of the property there is a tarmacadam driveway leading to the integral garage, a pathway runs across the front of the property leading to the front door. The garden has a lawned area with inset shrubs, a low brick built wall and gated side access leading to the rear garden.

OUTSIDE REAR

To the rear of the property is a beautiful landscaped garden comprising a patio area, raised decking areas, a lawn with flowering/shrub borders. A small vegetable plot. Timber fencing.



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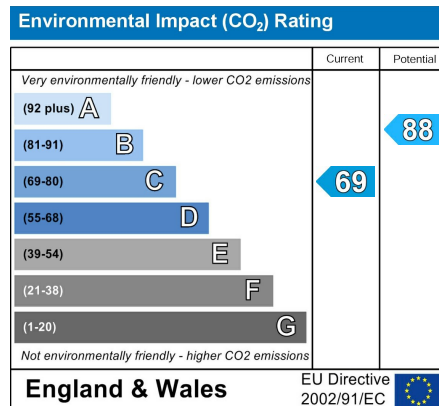
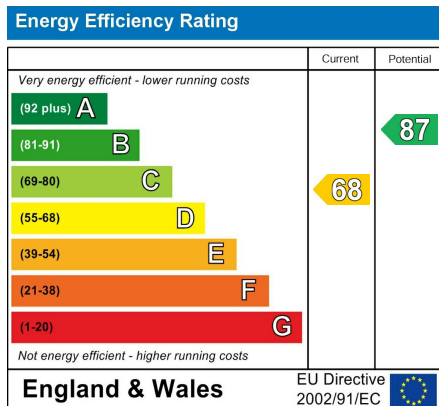


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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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

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call Sinclair Shepshed on 01509 600610



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