

Sinclair



50 Ring Fence, Shepshed

Loughborough

Offers Over **£175,000**

50 Ring Fence

Shepshed, Loughborough

This two bedroom end of terrace property offers modern updates, making it an ideal choice for first-time buyers or investors. Recently refurbished in 2026, the property features new floor coverings, fresh décor, updated doors, and radiators throughout, as well as a re-wire for peace of mind. The ground floor comprises two reception rooms, providing flexible living and dining spaces, alongside a modern kitchen and a contemporary bathroom. With no upward chain, this home is ready for immediate occupation and offers a comfortable, move-in ready environment.

Outside, the property has a brick wall front boundary. The rear garden itself is predominantly laid to lawn, enclosed by a combination of brick wall and fencing and a slabbed side courtyard area, shared with next door. This well-presented home offers both indoor comfort and practical outdoor amenities in a popular non-estate location.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Period End Terrace
- New Floor Coverings & Decor (2026)
- Re-Wired (2026)
- New Doors and Radiators
- No Upward Chain
- Two Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom



Reception Room 1/ Living Room

11' 3" x 11' 3" (3.42m x 3.44m)

(measurements taken to the front of chimney breast) UPVC double glazed entrance door accessing the living room. There is a central fireplace with exposed brick surround, wooden sides and over mantel, UPVC double glazed window, built-in cupboard and radiator. There is a door accessing an inner lobby. The inner lobby has a well proportioned under stair storage cupboard with electric light and shelving. From the lobby there is open access to the dining room.

Reception Room 2/ Dining Room

11' 11" x 11' 3" (3.64m x 3.42m)

(Measurements are taken to the side of the chimney breast). There is a radiator, UPVC double glazed window, door access accessing the stairs to the first floor and door through to the fitted kitchen

Fitted Kitchen

12' 6" x 5' 10" (3.82m x 1.78m)

(The width of the kitchen tapers to 1.25m) The kitchen is fitted with a single drainer stainless steel sink unit with mixer tap over and cupboards under. There is a range of fitted units to the wall and base with a wood effect work surface and tiled surround. There is a gas hob with oven under and extractor fan over and an integrated fridge/ freezer. There is plumbing for washing machine, UPVC double glazed windows to two elevations and a UPVC double glazed door accessing the outside.

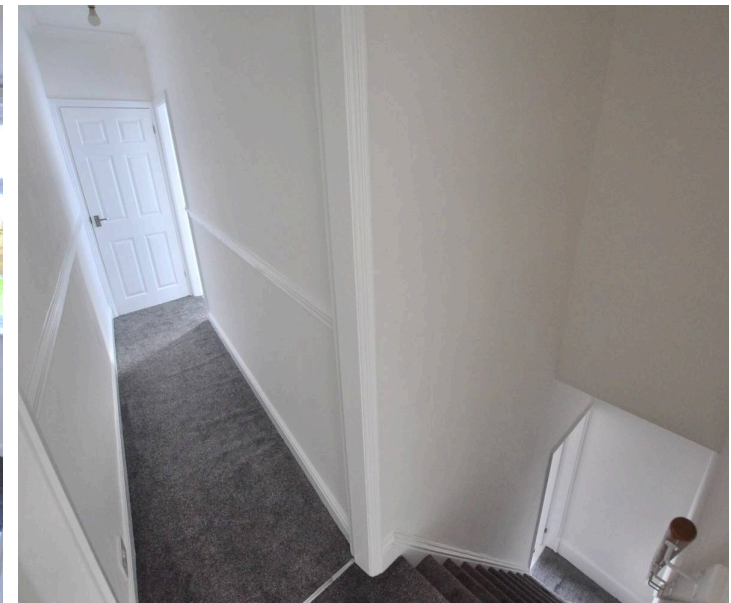
Landing

The landing gives way to two double bedrooms and a bathroom fitted with a white three-piece suite

Bedroom One

10' 11" x 11' 2" (3.33m x 3.40m)

(Measurements taken to the front of chimney breast) UPVC double glazed window, radiator and fitted double wardrobe/cupboard



Bedroom Two

11' 11" x 8' 2" (3.63m x 2.48m)

(Measurements taken to the side of chimney breast) UPVC double glazed window overlooking the garden, radiator and a built-in cupboard housing the combination gas fed boiler. There is a loft access hatch.

Bathroom

The bathroom is fitted with a white modern three-piece suite comprising P-shaped panel shower bath with centre mounted chrome mixer taps and additional shower hose fitting, a thermostatic shower with shower screening, low flush WC and a vanity unit surmounted by a wash hand basin with cupboards under. There is a heated chrome towel rail and UPVC double glazed opaque glass window.





FRONT GARDEN

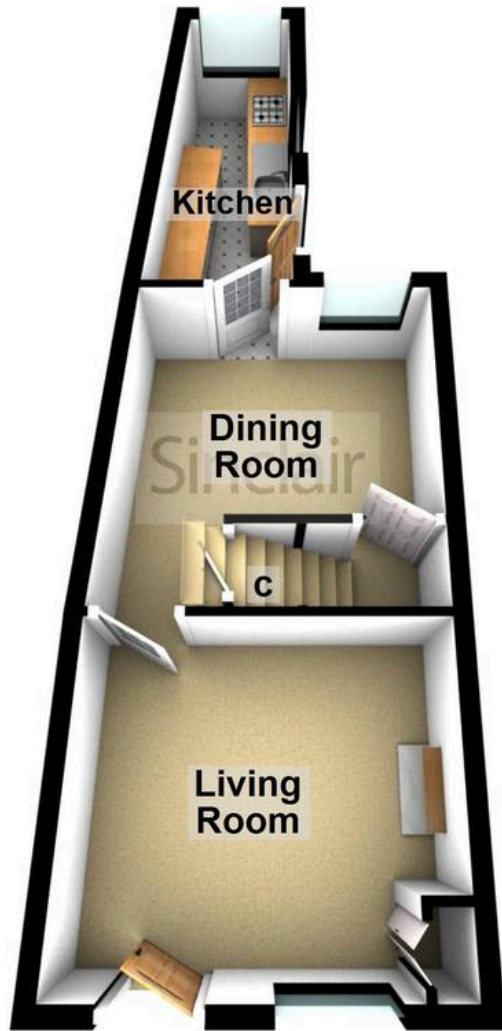
To the front of the property, there is a brick wall boundary with gated access leading to the entrance door. There is side access (shared with next door) leading to the rear garden.

REAR GARDEN

The rear garden is laid mainly to lawn with brick wall and fenced boundaries. There is a slabbed side courtyard area (shared with next door) and has useful outside water tap.



Ground Floor



First Floor





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