



Sinclair

190 Conway Drive, Shepshed, Leicestershire, LE12 9PN

Offers Over £279,000

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Property at a glance

- Detached Bungalow
- Sought After Location
- Drive & Garage
- Council Tax Band*: C
- Three Bedrooms
- Prominent Corner Plot
- No Upward Chain
- Price: £279,000

Overview

We are delighted to offer to the open market this extended three bedroom detached bungalow for sale with no upward chain and occupying a superb position sitting on a corner plot with front and rear gardens, drive and detached brick garage plus additional hardstanding for extra parking, all within a sought after Conway Drive location. The bungalow provides ready to move in accommodation with a modern fitted kitchen, shower room, gas fired central heating with recently installed Worcester combi boiler, uPVC double glazed windows, doors, soffits and fascias. Accompanied viewings are available by appointment.

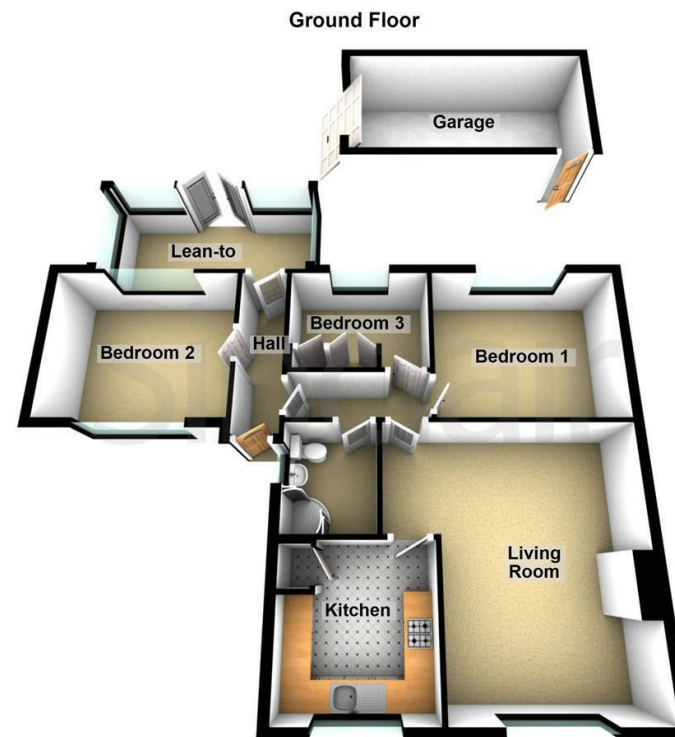
Location**

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 school; Iveshead School and 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

uPVC front door opens into an entrance hall, having tiled floor smoke alarm, modern white internal doors to three bedrooms, shower room & lounge. A uPVC obscure glazed door to the rear lean-to.

LOUNGE

16'2 x 12' plus recess (4.93m x 3.66m plus recess)

A large open plan lounge diner with a fireplace having electric plug in fire, coved ceiling, TV cable, window to front and door through to the kitchen.

KITCHEN

9'7 x 8'10 (2.92m x 2.69m)

Kitchen is fitted with a modern range of shaker style cabinets and drawers, rolled top work surfaces, stainless steel sink with mixer tap, tiling to the walls and floor, corner shelving. Range of built-in appliances to include integrated larder fridge and separate freezer, Neff electric stainless steel oven with hob and extractor fan above. Window to front, electrical fuse board in one of the base units, utility cupboard with space and plumbing for washing machine if required, slatted shelving and recently ungraded Worcester gas central heating combi boiler.

BEDROOM ONE

12'1 x 10'1 (3.68m x 3.07m)

A good size main bedroom with a TV cable and window to rear.

BEDROOM TWO

12' x 10' (3.66m x 3.05m)

A side extension to the original bungalow creating a second double bedroom with coved ceiling, a high level window to front and further window to rear.

BEDROOM THREE

9' x 6'9 (2.74m x 2.06m)

A third single bedroom and being used more recently as a dressing room, fitted with a run of built-in wardrobes, coved ceiling, loft hatch and window to rear.

SHOWER ROOM

6' 8 x 5'8 (1.83m x 1.73m)

Originally fitted with a bath but changed to a shower room having partly tiled walls and floor, modern three piece white suite with chrome fittings including a WC, wash basin with mixer tap, a corner shower with a curved sliding glazed enclosure and chrome thermostatic shower. Wall mirror and cabinet, obscure window to side.

REAR LEAN-TO

14'6 x 6'5 (4.42m x 1.96m)

This timber framed rear lean-to is accessed of the entrance hall with timber panelling, double glazed windows and double doors opening out onto the rear garden. The lean-to has power points, lighting and radiator.

OUTSIDE

This bungalow occupies a superb and prominent corner plot on Conway Drive with attractively landscaped frontage enclosed by wooden picket fencing, areas of gravel, raised borders, well kept mixed shrubs, topary and boxed hedging with a gate and path leading up to the front door.

REAR GARDEN

Rear garden is fully enclosed by timber panel fencing and brick garage walls creating a private garden space mostly paved with flowerbeds and gravel borders well stocked with mature plants and shrubs, timber garden shed, greenhouse, side door to the detached brick built garage and a set of double gates accessed of Banbury Drive and off the driveway to a further area of hard standing with a concrete base (previously used for parking motorhome/caravan).

DRIVE AND GARAGE

17'10 x 8'7 (5.44m x 2.62m)

A detached brick built garage with a pitched tiled roof situated at the rear of the plot with a tarmac driveway and front, electric remote steel up and over door, power points, lighting and secondary door at the side.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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

It should be noted by prospective purchasers that the property is currently going through probate and an exchange and completion will not be possible until probate has been granted.

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



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