

Sinclair



4 Ploughmans Drive, Shepshed, Leicestershire, LE12 9SG

Offers Invited £259,000

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Property at a glance

- Detached Bungalow
- Detached Single Garage
- Popular Cul-De-Sac Location
- Council Tax Band*: C
- Private South Facing Garden
- Two Double Bedrooms
- No Upward Chain
- Price: £259,000

Overview

* OFFERED WITH NO UPWARD CHAIN * This detached bungalow offers excellent potential and spacious accommodation with two double bedrooms. A private rear garden enjoys a south facing aspect, plenty of parking on the drive plus a detached single garage. The property does require some general modernisation, but benefits from uPVC double glazing and gas central heating.

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.

Ground Floor



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Detailed Accommodation

ENTRANCE HALL

Entered through a uPVC front door with inset opaque double glazed panel and comprising coving, a loft hatch, the airing cupboard and finished with timber effect laminate flooring.

BEDROOM ONE

9'5 x 14' (2.87m x 4.27m)

Having uPVC double glazed window to front with coving, timber effect laminate flooring and a range of fitted wardrobes.

BEDROOM TWO

11'4 x 9'8 (3.45m x 2.95m)

Having continued timber effect laminate flooring, two double fitted wardrobes, coving and uPVC double glazed window to front.

BATHROOM

7'6 x 8'3 (2.29m x 2.51m)

This three piece suite comprises a low level WC, vanity wash hand basin, panel bath with telephone style mixer shower tap with tiled walls, vinyl flooring, an airing cupboard and opaque uPVC double glazed window to side.

LOUNGE/DINER

14'3 (narrowing to 11'4) x 21'8 (4.34m (narrowing to 3.45m) x 6.60m)

Having timber effect laminate flooring, a gas fired Adam style fireplace with slate effect hearth and brick surround with uPVC double glazed window to side, coving, ceiling rose and uPVC framed french door accessing the private rear garden.

KITCHEN/DINER

11'4 x 13'6 (3.45m x 4.11m)

Having a range of wall and base units with a sink and drainer unit, four ring gas hob with extractor hood over, electric oven and grill with tiled splashbacks, access to a pantry, a concealed gas fired central heating boiler and having tiled effect laminate flooring.

SIDE LOBBY

Granted access to the outside via a uPVC side door and having adjacent opaque uPVC double glazed window to side with tiled flooring.

UTILITY STORE

Accessible from the side lobby the utility store enjoys continued tiled flooring and an opaque uPVC double glazed window to side.

OUTSIDE

A tandem block paved driveway and an adjacent area of well maintained lawn offers off road parking for multiple vehicles and gives way to the detached garage.

DETACHED GARAGE

9'2 x 19' (2.79m x 5.79m)

Entered via an up-and-over front door and having both light and power with a timber framed single glazed window to side.

PRIVATE REAR GARDEN

Entered via side gated access and facilitated by a water point, a paved patio area leads to a dwarf brick wall accessing the lawn bisected by a paved walkway and a range of box hedging and a host of mature shrubs.



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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	66	
(55-68) D		
(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

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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 on 01509 600610



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