



Sinclair



123 Conway Drive, Shepshed, Leicestershire, LE12 9PN

Offers Over £250,000

01509 600610 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Three Bedroom Semi Detached
- Recently Renovated Throughout
- Kitchen Diner /Lounge
- Upstairs Bathroom
- Enclosed Rear Garden
- Generous Car Standing.
- Council Tax Band\*: C
- Price: £250,000

## Overview

**\*\*NO UPWARD CHAIN\*\*** This recently refurbished property enjoys a generously proportioned garden and ample car standing. The property offers modernised accommodation comprising kitchen space perfect for entertaining and dining together, a cosy lounge, three good size bedrooms and family bathroom. This property is set on one of Shepshed's popular estates in close proximity to local amenities and transport routes.

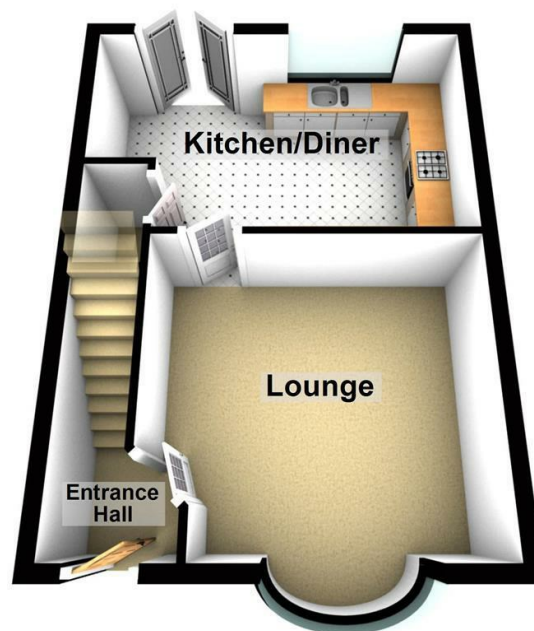
## Location\*\*

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 Iveshead 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.

## Ground Floor



## First Floor



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## Detailed Accommodation

### Entrance hall

The home is entered via a uPVC front door with inset glazed panel to the inner hallway.

### Lounge

13'6 x 12'6 (4.11m x 3.81m)

The lounge, measuring over 13ft, benefits from a uPVC frame bow window giving views over the front aspect of the home.

### Kitchen Diner

16'6 x 10'0 (5.03m x 3.05m)

Offering a range of wall and base units with complementing roll top work surface over and including an inset one and a half bowl single drainer unit with chrome effect taps over. Also included are a four ring electric hob, built in oven and extractor hood with further space for additional appliances. The floor is laid to tile effect laminate flooring. There are a uPVC frame French windows giving views and access to the rear garden and further uPVC frame double glazed window to the rear aspect. The kitchen benefits from understairs/pantry storage, and additional space for a dining table.

### Landing

The landing gives access to the family bathroom and each of the three bedrooms in turn. There is an airing cupboard housing the boiler and access to the loft space via a hatch.

### Bedroom One

10'4 x 12'3 (3.15m x 3.73m )

Bedroom one offers a uPVC frame double glazed window overlooking the rear aspect to the home.

### Bedroom Two

9'0 x 11'1 (2.74m x 3.38m)

Bedroom Two offers views to the rear aspect via the uPVC frame double glazed window.

### Bedroom Three

6'6 x 9'0 (1.98m x 2.74m )

Bedroom three is located to the front of the home and has a uPVC frame double glazed window.

### Family Bathroom

7'6 x 5'6 (2.29m x 1.68m )

The bathroom offers a white three piece suite and includes a low level flush WC, vanity style wash hand basin, with monobloc mixer taps over, and side panel bath with shower screen, wall mounted shower and tiling to splash prone areas. The floor is laid to tile effect vinyl. There is an opaque uPVC frame double glazed window to the rear elevation.

### Rear Garden

The rear garden is enclosed with fly board fencing and laid mainly to lawn, benefitting from a water point and access to the front of the home.

### Front Aspect

The driveway provides car standing space for multiple vehicles with block edging.



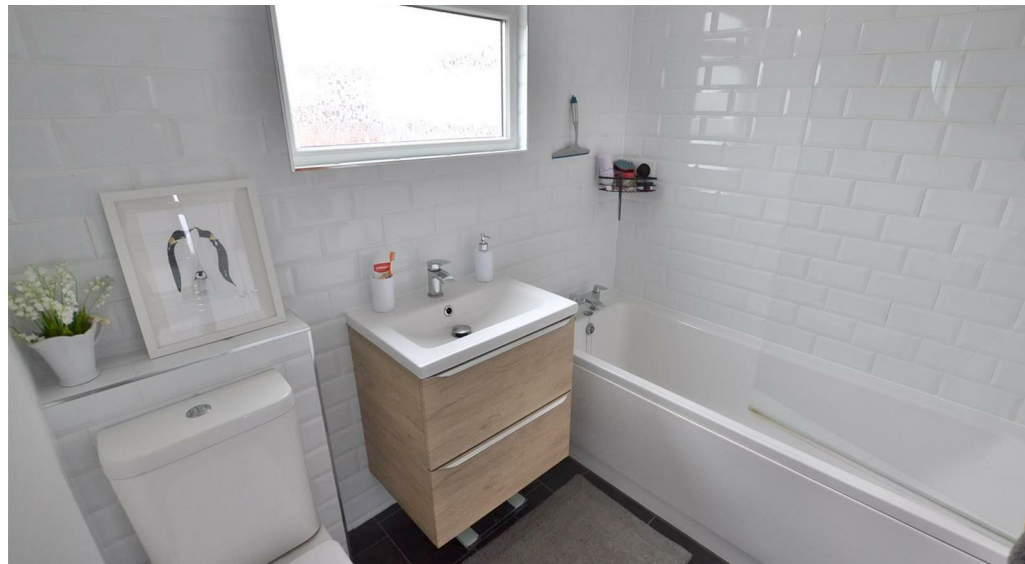
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

\*\* All distances have been taken from Google maps and must be taken as approximate.

### 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

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## Thinking of Selling?

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



**Sinclair**

Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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