



Sinclair

174 Conway Drive, Shepshed, Leicestershire, LE12 9PN

£245,000

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Property at a glance

- Favoured Residential Location
- Open Plan Dining Kitchen
- No Upward Chain
- Council Tax Band*: C
- uPVC Double Glazing/GC Heating
- Contemporary Style Bathroom
- Ideal Family Home
- Price: £245,000

Overview

****NO UPWARD CHAIN**** This modern bow fronted semi detached property enjoys a generously proportioned garden and ample car standing. The property offers kitchen space perfect for entertaining and dining together, a living room, 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. EPC RATING C.

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.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

uPVC double glazed entrance door through to

Reception Hall

With stairs accessing the first floor, radiator and door accessing a cloaks cupboard. Door through to the main living room. Wood effect laminate flooring.

Living Room

13'9 x 12'7 (to side of the chimney breast) (4.19m x 3.84m (to side of the chimney breast))

With uPVC double glazed bow window, with pleasant outlook with green area, radiator, continued wood effect laminate flooring from the hallway. Contemporary door through to fitted family dining kitchen.

Family Dining Kitchen

16'6 x 11'0 (5.03m x 3.35m)

Offers a pleasant open plan space with the kitchen having a one and a half bowl sink unit with mixer tap over, fitted Corian style work surfaces with matching upstand, gas hob with oven under, extractor fan over, fitted units to the wall and base, the dining area has contemporary wall mounted radiator, uPVC double glazed window and double patio doors overlooking and accessing the garden, door accessing an understairs pantry with plumbing for washing machine.

FIRST FLOOR LANDING

On the first floor landing gives way to three bedrooms, and re-fitted bathroom, storage cupboard and loft access hatch.

Bedroom One

12'11 x 9'11 (3.94m x 3.02m)

With uPVC double glazed window to the front elevation with pleasant outlook over a green space and radiator,

Bedroom Two

11'1 x 8'9 (3.38m x 2.67m)

With uPVC double glazed window overlooking the garden and radiator.

Bedroom Three

9'0 x 6'5 (including box stair bulk head) (2.74m x 1.96m (including box stair bulk head))

With uPVC double glazed window to the front elevation overlooking pleasant green space and radiator.

Bathroom

The bathroom has been re-fitted with a contemporary white three piece suite comprising panelled bath with thermostatic shower over, drencher shower head, additional shower head and hose, low flush w.c. with concealed cistern and a vanity unit surmounted by a wash hand basin with mixer tap over and drawer storage under, heated towel rail, uPVC double glazed opaque glass window and fitted Aqua boarding.

OUTSIDE

Rear Garden

The rear garden is well proportioned laid to lawn with timber screen fencing to the boundaries.

Front

To the front there is a concrete print driveway providing off road parking, and gated side access leading to the rear garden.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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