

Sinclair

4 Glenmore Avenue, Shepshed, Leicestershire, LE12 9LH

Offers In The Region Of
£250,000

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Property at a glance

- Distinctive Retro Design
- Three Spacious Bedrooms
- Cosmetic Works to Finish
- Council Tax Band*: C
- Much Improved by Current Vendors
- New Roof, Heating and Windows
- Super Opportunity
- Price: £250,000

Overview

This distinctive Art Deco style house has been much improved by the current vendors since owned, to include a new roof, new heating system, new windows, a re-designed layout to the dining kitchen with re-fitted kitchen and re-fitted family bathroom, in addition there is a living room, reception hall, new porch, requires cosmetic finishing to complete the project. Outside the front garden has been landscaped with drainage work completed, there is a driveway providing off road parking, garaging. The rear garden is laid mainly to lawn and offers privacy to the plot. EPC RATING D.

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.



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Detailed Accommodation

GROUND FLOOR

uPVC double glazed opaque entrance door with adjacent window accessing the porch.

Renewed Porch

With adjacent uPVC double glazed windows and open access to:

Reception Hall

With parquet flooring, stairs accessing the first floor. uPVC double glazed window, contemporary style radiator and modern doors with chrome furniture accessing the Re-designed open plan dining kitchen and understair area with Worcester combination gas fed boiler and stairs accessing the first floor.

Living Room

11'11 x 11'10 (3.63m x 3.61m)

With uPVC double glazed windows to two elevations, contemporary style radiator, parquet flooring and a hearth surmounted by wood burner stove.

Open Plan Dining Kitchen

20'0 x 11'10 (6.10m x 3.61m)

This room has been re-designed in layout with the removal of an internal wall opening the space. uPVC double glazed windows and matching Bi fold doors overlooking and accessing the garden. To the dining area there is a contemporary style radiator, parquet flooring, the kitchen is modern in design with a double drainer composite sink unit with sleek chrome mixer tap over, cupboards under, there is a range of handle less unit to the wall and base, and integrated appliances including Siemens induction hob with extractor fan over, and Siemens double oven and grill at eye level. Integrated dishwasher, fridge and freezer, there is space saving pull out pantry cupboard and pan drawers.

FIRST FLOOR LANDING

On the first floor modern doors with chrome handles, give way to three double bedrooms and bathroom re-fitted contemporary design with four piece suite. uPVC double glazed window overlooking the garden,

Bedroom One

11'11 x 11'9 (3.63m x 3.58m)

With uPVC double glazed windows to two elevations and contemporary style radiator.

Bedroom Two

13'0 x 9'11 (to front of wardrobe/cupboards) (3.96m x 3.02m (to front of wardrobe/cupboards))

With uPVC double glazed window, contemporary radiator and two double fitted wardrobes/cupboards.

Bedroom Three

11'11 x 6'8 (3.63m x 2.03m)

With uPVC double glazed window overlooking the garden and contemporary radiator.

Family Bathroom

Fitted with contemporary white suite comprising double ended shower bath with feature combination mixer tap, with additional shower head and hose. Wash hand basin with chrome mixer tap, low flush w.c. and walk in shower cubicle with chrome heated towel rail, tiled flooring, tiled splash backs and uPVC double glazed opaque glass window.

OUTSIDE

Rear Garden

The rear garden is enclosed and private with garden and laid mainly to lawn, there is a variety of plants and shrubs.

Front

The property is set back from the road with a hedged front boundary and landscaped garden, block paved pathways, shaped lawn and gravelled driveway accessing the garage.

Garage

The garage has re-fitted double doors, electric light and power, personal access door into the garden.

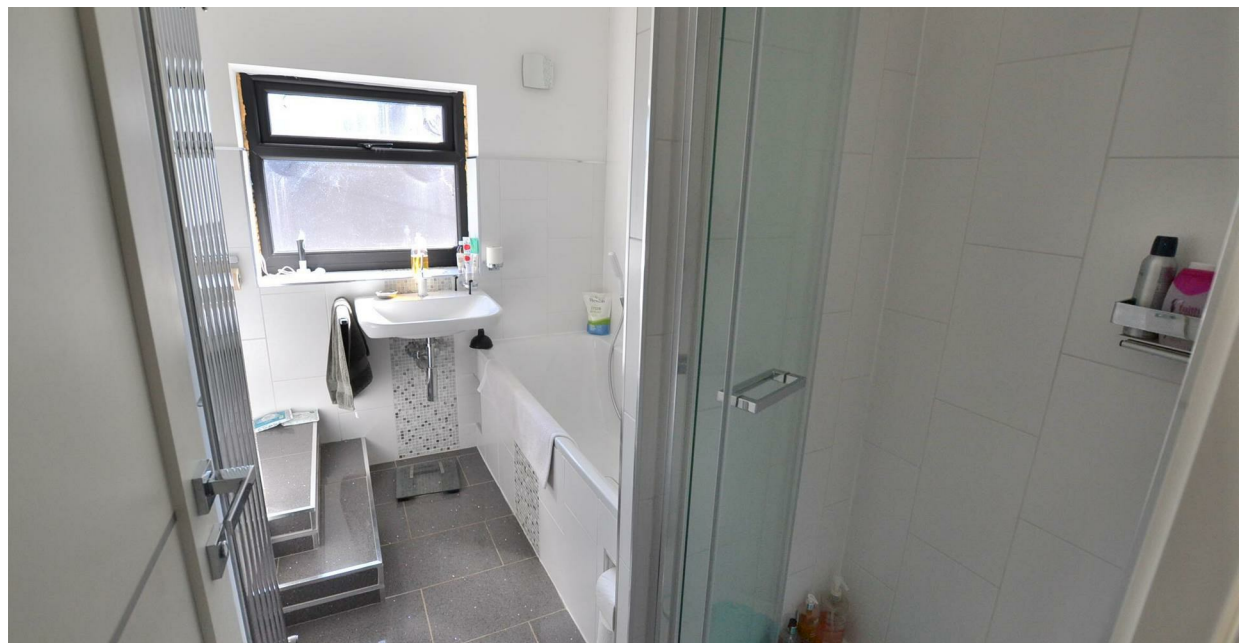
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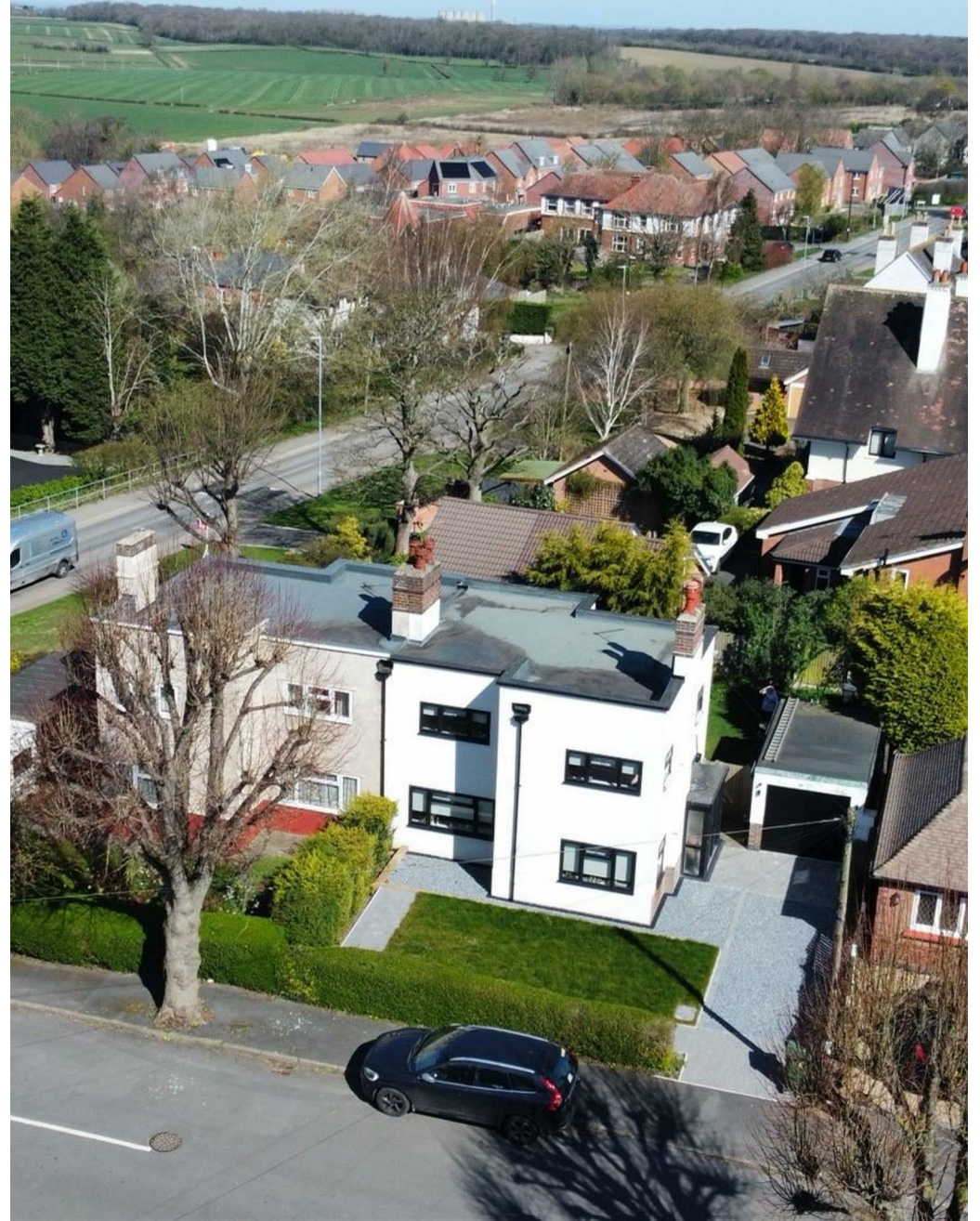
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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