



Sinclair

38 Roydale Close, Loughborough, Leicestershire, LE11 5UW

£250,000

01509 600610 sinclairestateagents.co.uk

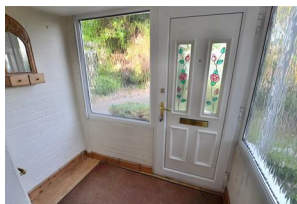
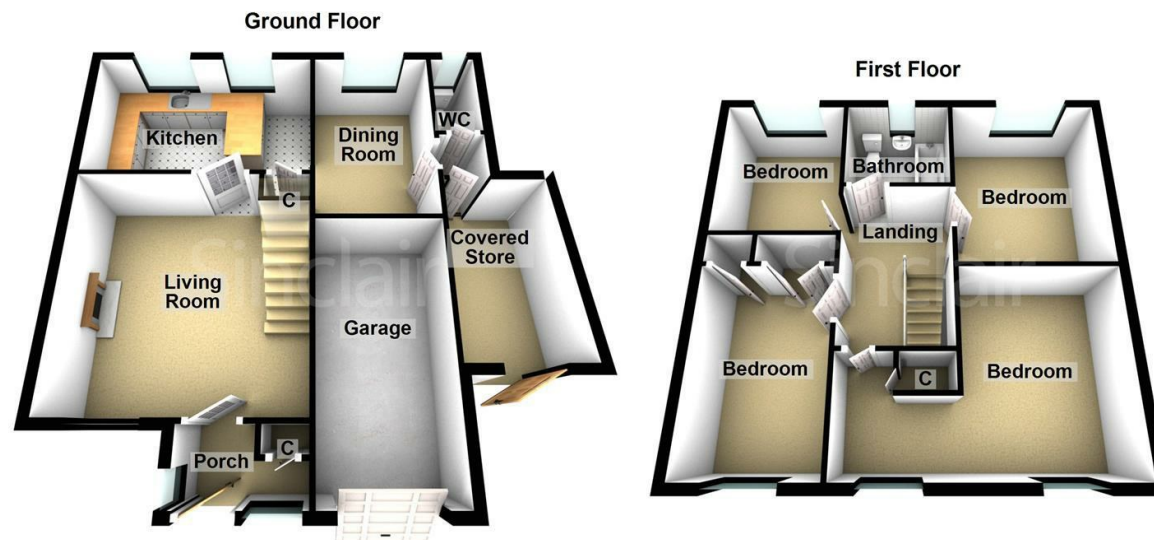
Property at a glance

- No Upward Chain
- Two Reception Rooms
- Driveway and Garaging
- Council Tax Band*: C
- Four Double Bedrooms
- Super Family Home
- Cul-De Sac Setting
- Price: £250,000

Overview

Offered with no Upward Chain this extended four double bedroomed semi-detached property occupies a pleasant position tucked away at the head of the cul-de-sac. The gardens are private and well proportioned and internally the accommodation comprises porch, living room, breakfast kitchen, separate dining room, inner lobby, downstairs cloak/WC; On the first floor landing gives way to four double bedrooms and a family bathroom. Although the property requires some modernisation it offers excellent potential for a super family home with pleasant outdoor spaces.

Location**



** 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

DETAILED ACCOMMODATION

uPVC double glazed entrance door with adjacent windows through to the entrance porch.

Entrance Porch

Has a meter cupboard and door accessing the main living room.

Living Room

14'8 x 14'4 (including stairs to the first floor a (4.47m x 4.37m (including stairs to the first floor)

14'8 x 14'4 (including stairs to the first floor and to the side of chimney breast)

There is an open fireplace to the chimney breast, uPVC double glazed window, radiator, stairs accessing the first floor, door through to the breakfast kitchen.

Breakfast Kitchen

14'8 x 10' (4.47m x 3.05m)

The kitchen has a single drainer sink unit with cupboards under, units to the wall and base, roll edge work surface, gas hob, electric oven, plumbing for washing machine, wall mounted gas boiler, undercounter space for additional appliances, breakfast bar, uPVC double glazed window over looking the garden, understair storage cupboard and open access to separate dining room.

Dining Room

12'2 x 7'8 (3.71m x 2.34m)

uPVC double glazed window over looking the garden, radiator and door accessing an inner lobby area which has access to a downstairs cloakroom/ WC and side covered outdoor store area.

Downstairs Cloak/ WC

Fitted with a low flush WC and wash hand basin, uPVC double glazed opaque glass window.

First Floor

Landing gives way to four double bedrooms and family bathroom, loft access hatch.

Bedroom One

12'5 x 14'9 an I shaped room - maximum measurement (3.78m x 4.50m an I shaped room - maximum measureme)

section one 7'2 x 7'

section two 12'5 x 7'8.

The main bedroom has two areas section one is a dressing area with fitted wardrobes and draw storage.

Section two is a bedroom area with further wardrobe/cupboards, overhead storage and bed side tables, radiator and two uPVC double glazed windows.

Bedroom Two

13'9 x 8'6 (4.19m x 2.59m)

13'9 x 8'6 (to the front of wardrobe/cupboards)

uPVC double glazed glass window, radiator, fitted wardrobe/cupboards and airing cupboard housing the hot water cylinder.

Bedroom Three

12'3 x 7'8 (3.73m x 2.34m)

uPVC double glazed window overlooking the garden, radiator.

Bedroom Four

9'3 x 8'3 (2.82m x 2.51m)

uPVC double glazed window overlooking the garden, radiator.

Bathroom

Family bathroom fitted with a white three piece suite comprising panel bath with shower over, low flush WC, pedestal wash hand basin, radiator and uPVC double glazed opaque glass window.

Outside

The property occupies a tucked away position at the head of the cul-de-sac with a driveway providing off road parking that in turn leads to a garage, front garden with plants shrubs and trees, a gated access to the side leading to covered storage area and further gated access to the main rear garden.

The rear garden is a particular feature of sale offering privacy to the plot with trees to the rear boundary. The generously proportioned rear garden is mature with plants, shrubs and trees, a patio area and timber screen fencing to the boundaries.

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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		
(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	

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Special Note To Buyers

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

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9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: shepshed@sinclairstateagents.co.uk