



Sinclair

22 Garendon Road, Shepshed, Leicestershire, LE12 9NX

£194,950

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Property at a glance

- No Upward Chain
- Gas Central Heating
- Large Rear Garden
- Council Tax Band*: C
- Three Bedrooms
- Lounge & Kitchen
- Close To Amenities
- Price: £194,950

Overview

This ***THREE BEDROOM SEMI DETACHED HOME*** is situated close to amenities and transport links, this property briefly comprises; entrance hall, lounge, kitchen, bathroom and stairs rising to the first floor landing grant access to three bedrooms. Externally the property enjoys a large rear garden and ample frontage. 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 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)

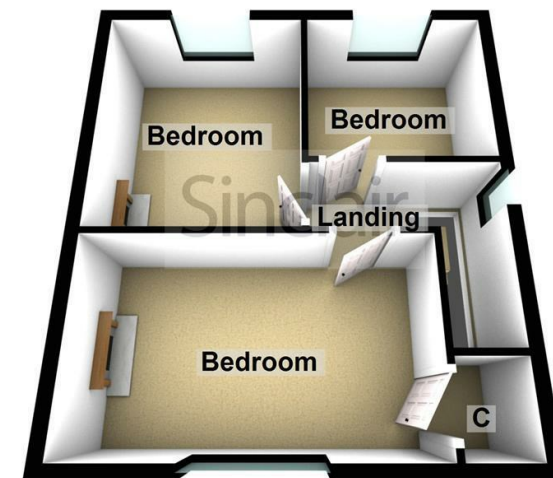


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door, quarry tiled flooring with stairs rising to the first floor.

Living Room

15'2 (16'9) x 11 (4.62m (5.11m) x 3.35m)

uPVC double glazed window to front, radiator and picture rail.

Kitchen

9'4 x 10 (2.84m x 3.05m)

Comprising a range of wall and base units, four ring gas hob with electric oven with extractor fan above, with a stainless steel sink and drainer unit with mixer tap over and uPVC double glazed window overlooking the garden. Access to the rear porch which gives access to the garden through a uPVC door.

Bathroom

5 x 10 (1.52m x 3.05m)

Benefitting from a three piece suite comprising bath, low level push button wc, pedestal wash hand basin, double glazed opaque window to rear and a storage cupboard.

FIRST FLOOR

Landing

Access to three bedrooms and a uPVC double glazed opaque window to the side.

Bedroom One

16'11 x 9'7 (5.16m x 2.92m)

Benefitting from uPVC double glazed window to front, picture rail and storage cupboard.

Bedroom Two

10'11 x 11'8 (3.33m x 3.56m)

Having uPVC double glazed windows to rear, fitted wardrobe, feature fireplace and picture rail.

Bedroom three

9 x 8'1 (2.74m x 2.46m)

Having uPVC double glazed windows to rear and picture rail.

OUTSIDE

Front

Pathway leading to the front door, lawned area with a hedge surround.

Rear

Large rear garden, shed with access down the side.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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

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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Thinking of Selling?

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