



Sinclair

37 Radnor Drive, Shepshed, Loughborough, Leicestershire, LE12 9SA

£225,000

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Property at a glance

- Semi-Detached Bungalow
- Popular Cul-de-sac Setting
- Three Bedrooms
- Council Tax Band*: C
- No Upward Chain
- Gas Central Heating With Combi Boiler
- Detached Garage
- Price: £225,000

Overview

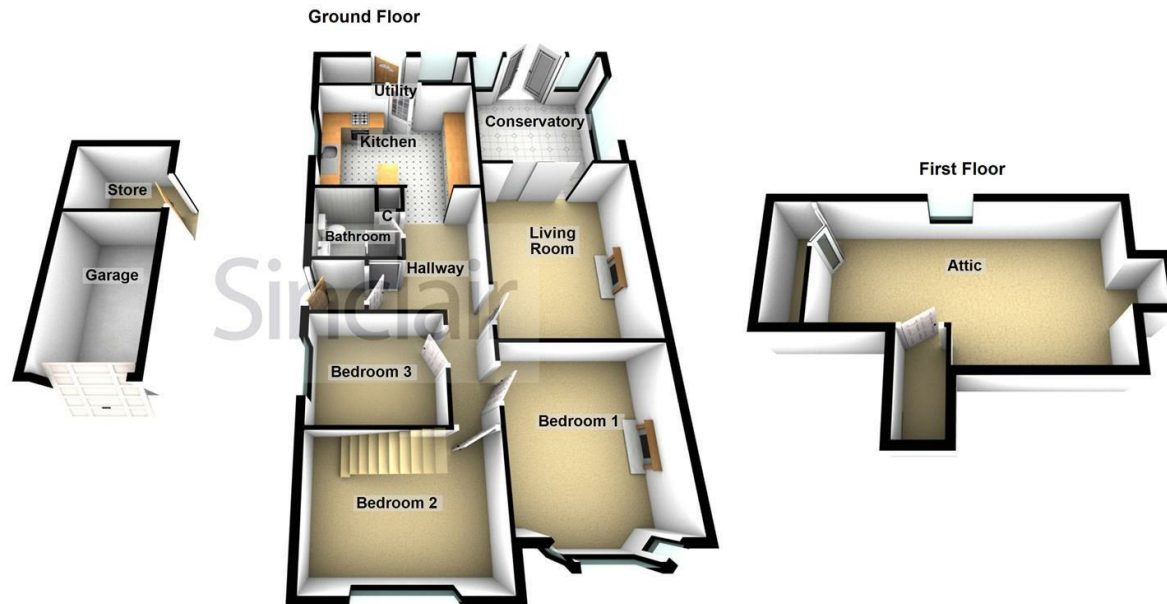
****OFFERED WITH NO UPWARD CHAIN**** A traditional bay fronted semi-detached bungalow situated in a pleasant and popular cul-de-sac setting. The property in brief comprises entrance hall, living room, fitted breakfast kitchen, rear porch, conservatory three bedrooms, shower room and loft room. Outside the bungalow is set back with a paved frontage, initial shared drive to a detached brick garage with garden store, and a good size rear garden. 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; Iveshead School 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

Hallway

uPVC double glazed side entrance door opens into a hallway with coved ceiling accessing three bedrooms, shower room, kitchen and living room.

Living Room

15 x 12 (4.57m x 3.66m)

Comprising patio doors in to the conservatory, coving, brick built fireplace with quarry tiled hearth.

Conservatory

11'1 x 11'6 (3.38m x 3.51m)

Single glazed windows to rear, radiator, polycarbonate roofing and French doors accessing the garden.

Kitchen

10'2 x 13'4 (3.10m x 4.06m)

Comprising a range of wall and base units with rolled top worksurfaces with tiled surround and one and a half bowl sink, four ring electric hob and oven with extractor fan above. Also enjoying tiled flooring, tiled splashbacks uPVC double glazed window to side and uPVC door to rear porch.

Rear Lobby/Utility

2'11 x 13'4 (0.89m x 4.06m)

uPVC double glazed window to rear, polycarbonate roofing, uPVC door accessing the garden, also housing gas combi boiler.

Bedroom One

12'10 x 6'7 (3.91m x 2.01m)

Bay fronted uPVC double glazed window, a range of built in wardrobes, coving, wall lighting and radiator.

Bedroom Two

9'11 x 13'4 (3.02m x 4.06m)

Built in shelving, double glazed uPVC window to front, dado rail, wall lighting and stairs rising to the first floor.

Bedroom Three

8 x 9'9 (2.44m x 2.97m)

uPVC double glazed window to side, coving and radiator.

Shower Room

6'1 x 6'10 (1.85m x 2.08m)

Benefitting from a wet room style thermostatic shower with floor drainage, vanity wash hand basin, wc, tiled flooring, uPVC double glazed opaque window to side, chrome towel rail and access to a storage cupboard.

Loft Room

11'11 x 21'7 (3.63m x 6.58m)

Enjoying a Velux double glazed window, access to eaves storage and radiator.

OUTSIDE

Property occupies a superb position within this quiet residential cul-de-sac set back from the close with a paved path and shared driveway continues between the bungalow and its neighbour with the side entrance door, outside tap and gate to the rear garden drive and detached garage.

Rear Garden

Rear garden is a great feature to the bungalow with a timber decked seating area, areas of shaped lawn, path continuing to the foot of the garden where there is a paved area, timber shed and a pond. Also benefitting from side access to the garage and garden store. Boundaries enclosed by a timber fencing with a back drop of mature trees and shrubs.

Garage

12'11 x 7'9 (3.94m x 2.36m)

This brick built detached garage is positioned towards the front of the garden with a a up and over door, power points and lighting.

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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	73	75
(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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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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

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