



Sinclair

21 Romway Close, Shepshed, Leicestershire, LE12 9DT

£325,000

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Property at a glance

- Three Double Bedrooms
- Double Garage & Driveway
- Flexible Accommodation
- Council Tax Band*: D
- No Upward Chain
- Three Reception Rooms
- Detached Property
- Price: £325,000

Overview

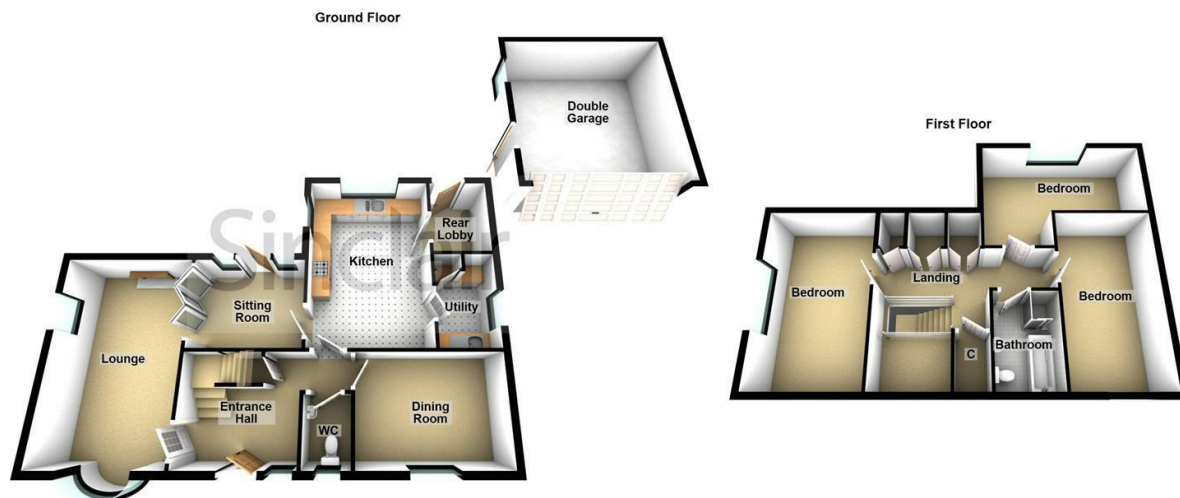
This THREE BEDROOM DETACHED HOME comes to the market offered with NO UPWARD CHAIN situated within the sought after cul de sac of Romway Close. The property in brief comprises; entrance hall, guest cloakroom, lounge, kitchen, dining room, utility room, rear lobby and sitting room to the ground floor. Stairs rising to the first floor gallery landing give way to the family bathroom and three good sized bedrooms. Externally the property enjoys a garden to the rear and double garage to the front with further double driveway.

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

Entrance Hall

A central hallway entered through a uPVC front door with opaque panels to side, with a turning staircase rising up to the gallery landing and a storage cupboard beneath the stairs.

Living Room

11 x 17'3 (3.35m x 5.26m)

Enjoying dual aspect with a bow uPVC double glazed window to front and uPVC double glazed window to side, dado rail. fireplace with electric fire, tiled hearth and wood surround, timer effect flooring throughout.

Sitting Room

9'11 x 7'10 (3.02m x 2.39m)

Continued timber effect flooring, uPVC door accessing the garden with two uPVC double glazed windows to either side and pendant light.

Kitchen

10'5 x 15'4 (3.18m x 4.67m)

Comprising a range of wall and base units, electric oven, four ring hob with extractor hood over, wall mounted Worcester boiler, built in dishwasher, one and a half stainless steel sink with mixer tap. Also benefitting from uPVC double glazed windows to the rear and side and timber effect flooring.

Utility Room

5'6 x 8'5 (1.68m x 2.57m)

A range of wall and base units, rolled edged work surface, stainless steel sink and drainer unit, plumbing for washing machine, tiled flooring and uPVC double glazed opaque window to the side.

Dining Room

12'5 x 8'11 (3.78m x 2.72m)

Having uPVC double glazed window to front dado rail, coving, pendant light and timber effect flooring.

Rear Porch

5'4 x 6'5 (1.63m x 1.96m)

Quarry tiled flooring, uPVC opaque window and door to rear.

WC

Having a vanity wash hand basin, low level flush wc, opaque double glazed window to front and a built in cupboards

FIRST FLOOR LANDING

Stairs rising to the gallery landing, comprising a range of storage cupboards, timber effect flooring loft hatch and accessing three double bedrooms and bathroom.

Bedroom

14'4 x 11'7 (4.37m x 3.53m)

uPVC double glazed window to side, dado rail, pendant light, slopped ceilings and timber effect flooring.

Bedroom

13'8 x 8'7 (11'11 max) (4.17m x 2.62m (3.63m max))

uPVC double glazed window to the rear, pendant lighting, slopped ceilings and timber effect vinyl flooring.

Bedroom

9'6 x 13'4 (2.90m x 4.06m)

uPVC double glazed window to the front elevation, inset downlights, loft access and timber effect vinyl flooring.

Bathroom

6'2 x 8'10 (1.88m x 2.69m)

This four piece suite comprises pedestal wash hand basin, low level flush wc, paneled bath with mixer tap and tiled splashback, corner enclosure with thermostatic shower, uPVC double glazed opaque window to front and tiled effect vinyl flooring.

OUTSIDE

Having a tarmac driveway for multiple vehicles, block paved way to the front door, lawn area and a range of shrubs.

To the rear the property has a small paved patio area, well maintained lawn wrapping around the property, raised flower beds with a range of mature shrubs and trees. Also having side gated access and a timber shed.

Double Garage

16'10 x 17'5 (5.13m x 5.31m)

Benefitting from an up and over electric door, light and power, timber personnel door accessing garden and double glazed opaque window to side.

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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		80
(55-68) D	68	
(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

** All distances have been taken from Google maps and must be taken as approximate.

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