

An aerial photograph of a semi-detached house with a dark tiled roof and brick walls. The house has a white front door and a large window. A black car is parked on the asphalt driveway. To the right of the house is a white garage with a grey roof. The property is surrounded by green grass and some trees. In the background, other houses and a road are visible.

Sinclair

136 Conway Drive, Shepshed, Leicestershire, LE12 9PN

£250,000

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Property at a glance

- Generously Proportioned Gardens
- No Upward Chain
- Driveway and Oversized Garage
- uPVC Double Glazing
- Gas Central Heating
- Favoured Residential Location
- Council Tax Band*: C
- Price: £250,000

Overview

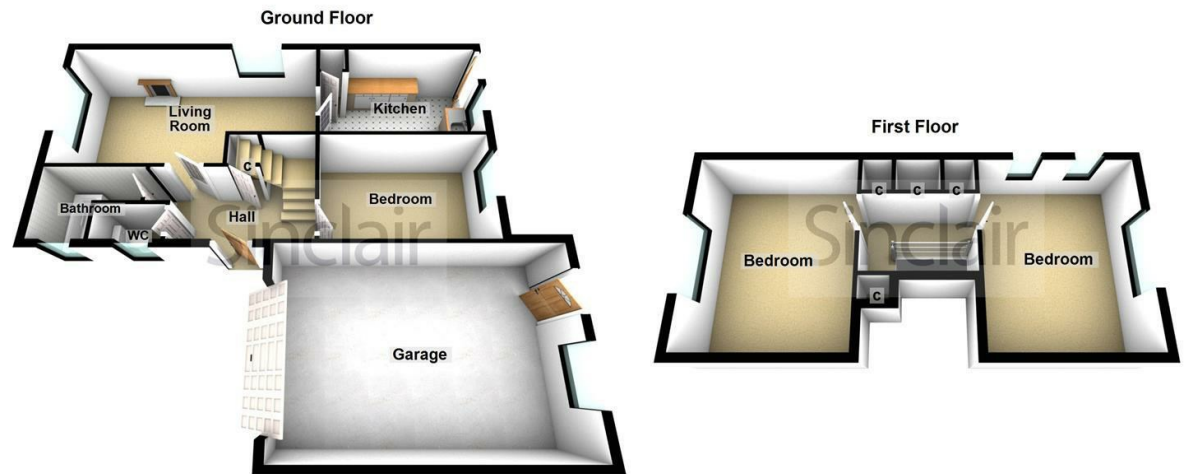
Offered with no upward chain, and occupying a generously proportioned plot, this detached chalet style bungalow offers flexible accommodation and is well maintained, and in brief comprises open reception hall with mezzanine style landing, living room, fitted kitchen, downstairs bedroom/additional reception room, bathroom and separate w.c. On the first floor the landing gives way to two double bedrooms and a series of storage cupboards. The gardens are a particular feature of sale being generously proportioned and private, with a driveway providing off road parking and an oversized garage. EPC RATING AWAITED.

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

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uPVC double glazed entrance door and adjacent windows through to the reception hall

Reception Hall

The hall offers a pleasant welcome to the property with a mezzanine landing area and dog leg staircase, with inset glass panelling to the first floor. From the hallway there is access to the main living room, downstairs bedroom/dining room (depending on preference) bathroom and separate w.c. Understairs storage cupboard.

Living Room

20'4 x 11'0 maximum x 8'2 minimum (6.20m x 3.35m maximum x 2.49m minimum)

uPVC double glazed windows to two elevations, fire place with marble hearth and back, wooden sides and over mantle and inset gas fed fire. Door accessing the fitted kitchen.

Fitted Kitchen

13'0 x 8'2 (3.96m x 2.49m)

With single drainer stainless steel sink unit, cupboards under fitted units to the wall and base, rolled edge work surface, electric hob with extractor fan over, double eye level oven and grill, integrated fridge and freezer, plumbing for washing machine, a pantry cupboard, uPVC double glazed window and door overlooking and accessing the garden.

Downstairs Bedroom/Dining Room

11'2 x 8'9 (3.40m x 2.67m)

With uPVC double glazed window overlooking the garden, radiator. This room offers flexibility and could be used as downstairs bedroom with useful access to the bathroom, or a separate dining room/reception room if required.

Bathroom

The bathroom is fitted with a white two piece suite, comprising panelled bath with shower over, pedestal wash hand basin, uPVC double glazed opaque glass window and radiator.

Separate w.c.

Is fitted with a white low flush w.c., with radiator and uPVC double glazed opaque glass window.

First Floor

On the first floor landing gives way to two double bedrooms and a series of storage cupboards, one of which houses the hot water cylinder, loft access hatch.

Bedroom One

13'2 x 11'5 (with some restricted head height) (4.01m x 3.48m (with some restricted head height))

With uPVC double glazed window overlooking the garden, further uPVC double glazed windows to the side, radiator.

Bedroom Two

14'5 x 11'9 (with some restricted head height) (4.39m x 3.58m (with some restricted head height))

With uPVC double glazed window, radiator.

Outside

The plot is a particular feature of sale. To the front of the property there is a lawned garden with driveway with block edging providing ample off road parking. which in turn leads to the larger than average garage. There is a personal access gate leading to the side and rear of the gardens. The main gardens offer privacy to the plot with tree lined rear aspect, the garden is mainly laid to grass and there is a patio area to the rear of the property.

Garage

20'4 x 13'9 (6.20m x 4.19m)

The garage has an up and over door, electric light and power, work bench to the rear and a personal access door and window to the rear and garden.



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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		71
(55-68) D	60	
(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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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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