



Sinclair

24 Balmoral Avenue, Shepshed, Loughborough, LE12 9PX

£240,000

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Property at a glance

- Three Bedrooms
- Front & Rear Garden
- Driveway & Garage
- Council Tax Band*: C
- No Upward Chain
- Semi-Detached House
- Gas Central Heating
- Price: £240,000

Overview

This THREE BEDROOM SEMI-DETACHED property comes to the market offered with NO UPWARD CHAIN. Enjoying a generously proportioned gardens and ample car standing. The property in brief comprises an entrance hall, kitchen, dining room, living room, conservatory, bathroom and wc to the ground floor. To the first floor there is three good size bedrooms and shower room. Situated on one of Shepshed's popular estates in close proximity to local amenities and transport routes.

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

Entered via a timer front door with inset glass panels with single glazed glass panels to side, storage cupboard, dado rail, coving, stairs rising to the first floor and accessing living room, kitchen, dining room, bathroom and wc.

Kitchen

Having a range of wall and base units with rolled edge workfaces, integrated fridge, freezer, one and a half sink and drainer unit, free standing oven with extractor fan over, wall mounted gas boiler, tiled effect vinyl flooring and uPVC double glazed windows to the front and side.

Living Room

uPVC double glazed window to the front, coving, timber effect vinyl flooring, ceiling rose, pendant lighting, under stairs cupboard and brick fireplace.

Dining Room

Timber framed single glazed window and French doors into the conservatory, coving, ceiling rose and wall lighting.

Bathroom

Wooden panelled bath with tiled splashback, vanity wash hand basin, dado rail, uPVC double glazed opaque window to the side and tiled flooring.

WC

Low level flush wc, uPVC double glazed opaque window to side, coving, tiled flooring and walls,.

Conservatory

Patio door into the garden, single glazed timber framed window, tiled flooring and wall lighting.

FIRST FLOOR LANDING

Stairs rising to the first floor give way to three bedrooms and shower room. Having a pendant light, coving and a ceiling rose.

Bedroom One

uPVC double glazed window to rear, fitted wardrobe, coving and pendant lighting.

Bedroom Two

Enjoying a range of fitted wardrobes, radiator, coving, uPVC double glazed window to front, ceiling rose and loft hatch.

Bedroom Three

Having single glazed window to front and eaves storage.

Shower Room

Comprises low level wc, corner shower cubicle with electric shower over, vanity wash hand basin, tiled splashback, coving, extractor fan and uPVC double glazed opaque window to the rear.

OUTSIDE

To the front there is an area laid mainly to lawn with side tarmacadam driveway an garage.

To the rear there is lawned area with a host of mature shrubs and trees. There is also two patio areas and a path to the rear of the garden.

Garage

The garage benefits from an up and over door with light and power.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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.

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Referral Fee Disclosure

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Thinking of Selling?

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