

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

8 Romway Close, Shepshed, Loughborough, LE12 9DT

£290,000

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Lovely Corner Position
- Tandem Garaging
- Three bedrooms
- Council Tax Band\*: D
- Sought After Location
- Downstairs Cloaks/W.C.
- No Upward Chain
- Price: £290,000

## Overview

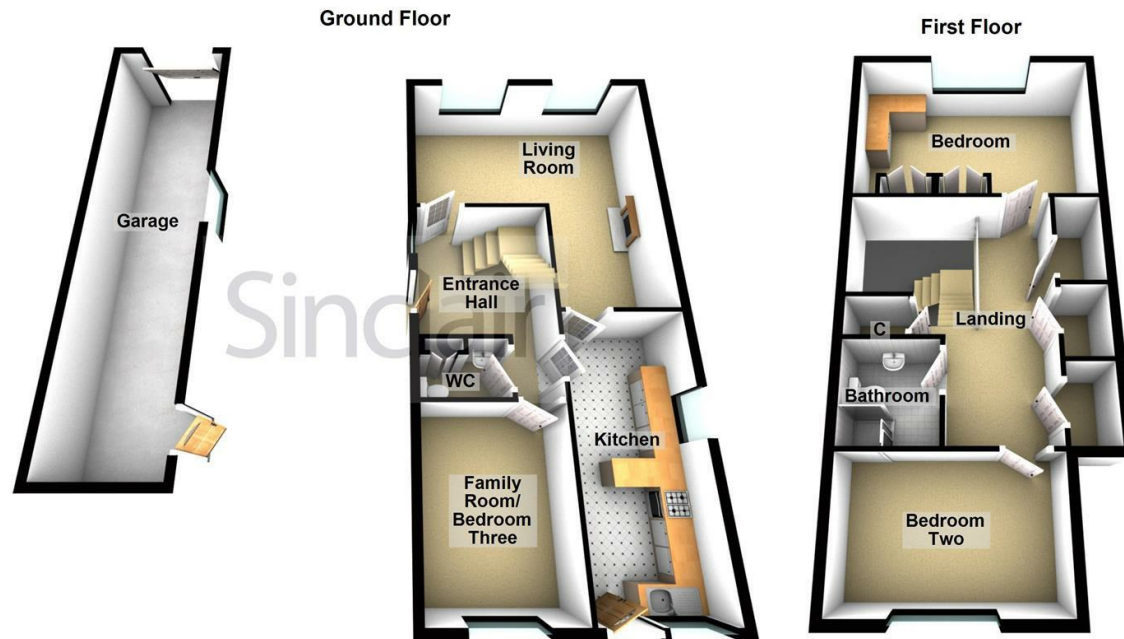
Occupying a corner position on the sought after Romway Close, this DETACHED CHALET STYLE BUNGALOW is offered with NO UPWARD CHAIN, and although requires some modernisation offers excellent potential with flexibility of accommodation. The property briefly comprises; reception hall, downstairs cloakroom/w.c., breakfast kitchen, L-shaped living room with dining area and a further reception room/bedroom three. On the first floor a mezzanine style landing overlooking the reception hall, gives way to two double bedrooms, shower room, and a series of useful storage cupboards. The plot is a particular feature of sale, with gardens to the front side and rear; there is a driveway providing parking which in turn leads to a 33'4 long tandem garage with electric light and power. EPC 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; 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

### DETAILED ACCOMMODATION

Entrance door and double glazed windows through to the reception hall.

#### Reception Hall

Has stairs accessing the first floor to a mezzanine landing, radiator, doors accessing the breakfast kitchen, open plan living room with lounge and dining areas, ground floor bedroom three/family room and cloaks cupboard.

#### Breakfast Kitchen

18'6 x 8'0 (5.64m x 2.44m)

The kitchen is fitted with a single drainer sink unit with cupboards under, with units to the wall and base. Rolled edge work surface continuing to a breakfast bar area with storage under, double oven, eye level grill, combination Worcester boiler, radiator, plumbing for washing machine, plumbing for dish washer, uPVC double glazed window and door to rear elevation and garden.

#### Downstairs Cloaks/W.C.

The downstairs cloaks is fitted with a white low flush w.c. and a vanity unit with inset wash hand basin with cupboard under. A further storage cupboard with shelving, uPVC double glazed opaque glass window.

#### Living Room

overall measurements 17'3 x 18'11 (overall measurements 5.26m x 5.77m)

Section One is 8'3 x 7'11 this space would make an ideal dining area with access from the kitchen. Section 2: 17'6 x 10'9 there is a fire place with hearth and surround and inset electric fire, radiator and two uPVC double glazed windows.

#### Family Room/Bedroom Three

12'6 x 9'0 (3.81m x 2.74m)

This room offers flexibility, could be used as an additional bedroom or reception room. uPVC double glazed window and radiator.

#### First Floor

There is a mezzanine style landing with access to two double bedrooms, a fitted shower room and a series of storage cupboards.

#### Bedroom One

14'5 x 11'6 (some restricted head height) (4.39m x 3.51m (some restricted head height))

With uPVC double glazed window, radiator, fitted bedroom furniture including wardrobe/cupboards, dressing table and drawers.

#### Bedroom Two

13'4 x 9'4 (4.06m x 2.84m)

With uPVC double glazed window and radiator.

#### Shower Room

The shower room is fitted with a shower cubicle with thermostatic shower, low flush w.c., pedestal wash hand basin, uPVC double glazed opaque glass window and radiator, a series of storage cupboards, well proportioned and one has a radiator serving as a useful airing cupboard.

#### Outside

The property occupies a pleasant corner position with gardens to front side and rear. There is a driveway providing ample parking which in turn leads to the garage. The garage is a tandem garage measuring 33'4 x 8'2 with an electric remotely operated door, further window and personal access door, electric light and power. The front garden is laid to lawn with a pathway to the side accessing the rear garden with a variety of shrubs and also laid to lawn. The rear opens to the side garden which is brick walled and has a slabbed and gravelled low maintenance space, it could lend itself to an extension subject to gaining the necessary planning permissions.

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## Energy Efficiency Rating

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

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## Referral Fee Disclosure

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## Thinking of Selling?

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**Sinclair**

9 Bullring, Shepshed, Leicestershire, LE12 9PZ  
Tel: 01509 600610  
Email: [shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)