



# Sinclair

29 Radnor Drive, Shepshed, LE12 9SA

£210,000

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## Property at a glance

- Three Bedrooms
- Semi-Detached
- uPVC Double Glazing
- Council Tax Band\*: C
- No Upward Chain
- Front & Rear Garden
- Close To Amenities
- Price: £210,000

## Overview

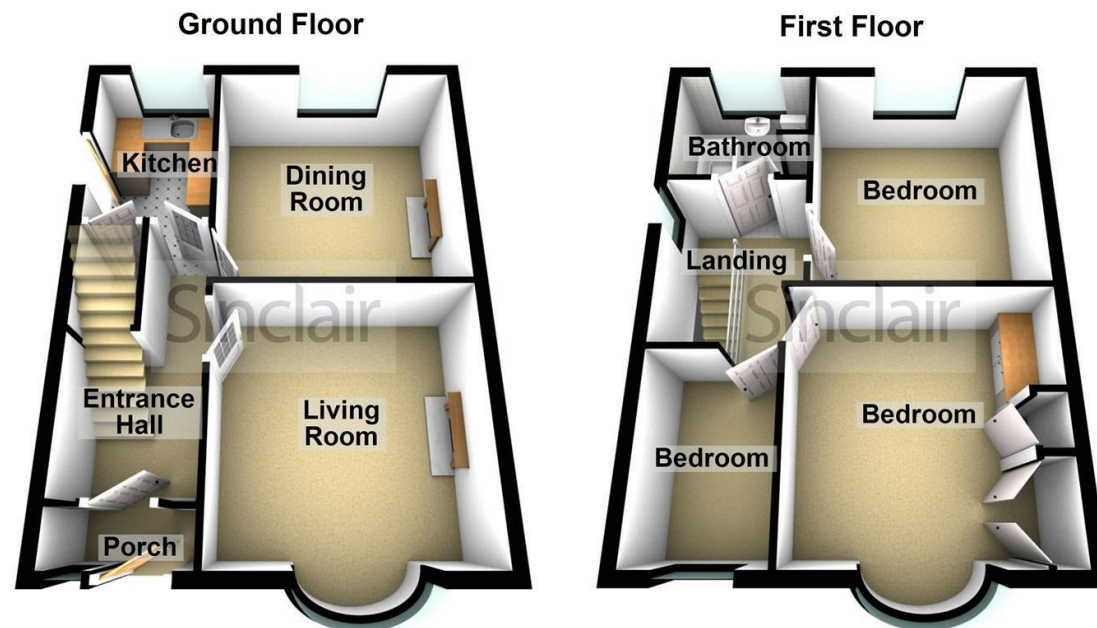
OFFERED WITH NO UPWARD CHAIN. A traditionally styled three bedroom semi detached residence with a fantastic generously proportioned front and rear garden, occupying a pleasant position within this cul de sac setting. The property benefits from gas central heating and uPVC double glazing and in brief comprises; entrance hall, living room, dining room, kitchen and on the first floor a landing gives way to three bedrooms and bathroom. Outside there gardens to the front and the rear. Ideal first time purchase. EPC RATING D.

## 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

#### Porch

Entered through a uPVC front door through to the porch.

#### Entrance Hall

Timber framed, opaque glass panelled door entering the entrance hall, pendant light, radiator and stairs rising to the first floor.

#### Living Room

12'1 x 12'3 (3.68m x 3.73m)

uPVC double glazed bow window to the front, fireplace with a tiled surround and hearth.

#### Dining Room

11 x 11'11 (3.35m x 3.63m)

uPVC double glazed window to the rear, pendant light.

#### Kitchen

7'1 x 8'9 (2.16m x 2.67m)

Having a range of wall and base units, stainless steel sink drainer unit, space and plumbing for appliances, part tiled walls, pantry/storage property, wall mounted gas boiler, uPVC double glazed window overlooking the garden as well as a uPVC door accessing the side.

### FIRST FLOOR LANDING

Stairs rising to the first floor give way to three bedrooms, bathroom and loft access (boarded, ladder and lighting). uPVC double glazed window to side.

#### Bedroom One

12 x 12'2 (3.66m x 3.71m)

A range of built in cupboards/wardrobes, uPVC double glazed bow window to the front elevation, pendant light and radiator.

#### Bedroom Two

11 x 12'1 (3.35m x 3.68m)

Having uPVC double glazed window over looking the garden.

#### Bedroom Three

6'2 x 9'1 (1.88m x 2.77m)

Having uPVC double glazed window to the front elevation, radiator.

#### Bathroom

6'11 x 6'2 (2.11m x 1.88m)

This three piece suite comprises panelled bath, pedestal wash hand basin, low level push button wc, airing cupboard housing the hot water cylinder, tiled walls and uPVC double glazed opaque window to the rear.

### OUTSIDE

To the front of the property there is a large lawned area with a paved path to the side of the property and a range of mature shrubs.

To the rear of the property there is a pathway providing access from the front to the rear of the garden, paved patio with timber framed garden shed, raised flower beds, additional pathway leading off with stone shingling and timber board fencing and hedging surround.

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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>		<b>75</b>
(55-68) <b>D</b>	<b>63</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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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Referral Fee Disclosure

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## Thinking of Selling?

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