



Sinclair



18 Lansdowne Road, Shepshed, Leicestershire, LE12 9RS

Offers Over £240,000

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

## Property at a glance

- No Upward Chain
- Gas Central Heating
- Drive, Carport & Garage
- Council Tax Band\*: C
- uPVC Double Glazing
- Extended Detached Bungalow
- Favoured Location
- Price: £240,000

## Overview

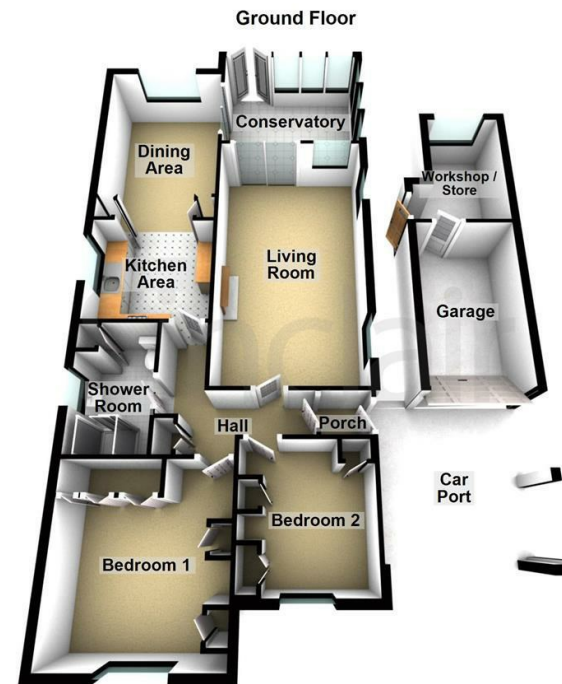
**\*\* NO UPWARD CHAIN\*\*** This detached bungalow benefits from uPVC double glazing and gas central heating and internal accommodation which in brief comprises porch, hallway, 20'11 long living room with conservatory off, 22'10 long open plan dining kitchen, two double bedrooms with fitted furniture and shower room. Outside the property has ample parking, carport and garaging with workshop area to rear; the rear garden is of low maintenance. Situated on the ever popular Lansdowne Road.

## 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

uPVC double glazed entrance door through to the entrance porch. The entrance porch has door accessing the main hallway.

### ENTRANCE HALLWAY

The main hallway has doors accessing the living room and open plan dining kitchen with conservatory room off, two double bedrooms with fitted bedroom furniture and shower room. There is a radiator, loft access hatch and built-in storage cupboard.

### LIVING ROOM

20'11 x 11'6 max 10'11 min (6.38m x 3.51m max 3.33m min)

There is a feature fireplace with inset live flame gas fed fire, two radiators, uPVC double glazed windows to the side elevation and sliding double glazed doors and adjacent window through to the conservatory garden room.

### CONSERVATORY GARDEN ROOM

11'3 x 7'2 (3.43m x 2.18m)

Tiled flooring, radiator, double glazed windows and double doors accessing the rear garden, there are further sliding doors accessing the open plan kitchen diner.

### OPEN PLAN KITCHEN DINER

22'10 x 10' (6.96m x 3.05m)

The dining area has a radiator, uPVC double glazed window to the rear elevation overlooking the garden. The kitchen area is fitted with a single drainer stainless steel sink unit with swan neck mixer tap over and cupboards under, there are fitted units to the wall and base where the gas fed boiler is housed, rolled edge worksurface, tiled surround, there is a gas hob with extractor over and electric fan assisted oven below. There is plumbing for washing machine, space for tumble dryer and further under unit space for further appliances. uPVC opaque glass window to the side elevation.

### BEDROOM ONE

11'11 x 11'4 (inc bedroom furniture) (3.63m x 3.45m (inc bedroom furniture))

uPVC double glazed window to the front elevation, radiator and a range of fitted bedroom furniture including wardrobe/cupboards, bedside tables and a dressing area with fitted drawers.

### BEDROOM TWO

12' x 9'10 (inc bedroom furniture) (3.66m x 3.00m (inc bedroom furniture))

uPVC double glazed window to the front elevation, radiator and a range of fitted bedroom furniture including wardrobe/cupboards, dressing table and drawers.

### SHOWER ROOM

Shower room is fitted with a double width shower cubicle with sliding door screening, there is a vanity unit surmounted by a wash hand basin with mixer tap over and cupboard storage under, there is a low flush WC, radiator and airing cupboard housing the hot water cylinder.

### OUTSIDE

There is a brick wall to the front boundary with low maintenance garden to the front, there is a driveway providing ample off road car standing which in-turn leads to a carport and detached brick built garage. There is side access and gate to the rear garden and a personnel access door through to the garage.

### GARAGE

14'3 x 7'11 (4.34m x 2.41m)

The garage has an up and over door, it has electric light and power and there is a further door accessing a workshop to the rear.

### WORKSHOP

10'8 x 7'8 max 6'7 min (3.25m x 2.34m max 2.01m min)

uPVC double glazed window to the rear elevation, electric light and power and personnel access door leading to the outside.

### REAR GARDEN

To the rear of the property is a low maintenance garden with artificial grassed area, slabbed patios and pathways. There are raised planters and an outside store.





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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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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

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.

\* 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.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

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.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 600610



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