

Sinclair



30 Ploughmans Drive, Shepshed

Loughborough

£190,000

# 30 Ploughmans Drive

Shepshed, Loughborough

Situated at the head of the cul-de-sac this property has been much improved by the current owners, with works carried out over the last six years to include; new windows, new facias, new boiler and consumer unit. The property makes an ideal first time purchase but would also suit a buy to let. The accommodation in brief comprises living room, fitted dining kitchen, two first floor bedrooms (with roof scape views from bedroom two at the rear) and bathroom fitted with a three piece suite.

Outside there are gardens to the rear and a driveway providing off road parking.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Much Improved By Current Vendors
- Two Bedrooms
- Bathroom Re-Fitted 2013
- New Facias & Windows (2019-2022)
- New Boiler (2020)
- Cul De Sac Setting



### Entrance

uPVC double glazed composite front door through to the living room.

### Living Room

9' 11" x 12' 3" (3.02m x 3.73m)

The living room has stairs accessing the first floor, a feature central fireplace with marble hearth and back, wooden sides and over mantel and an inset gas fed live flame of fire. UPVC double glazed window and radiator. Door accessing the fitted dining kitchen.

### Dining Kitchen

12' 2" x 8' 7" (3.71m x 2.62m)

A single drainer stainless steel sink unit with mixer tap over and cupboard under, there is a fitted range of units to the wall and base and a roll edge worksurface with tiles surround. There is a stainless steel gas hob with oven under an extractor fan over, plumbing for washing machine, UPVC double glazed window overlooking the garden. To the dining area there is a radiator, UPVC double glazed window and door overlooking and accessing the garden. There is a useful utility cupboard and space for a tall standing fridge freezer.

### Landing

The landing gives way to two bedrooms and a bathroom fitted with a white modern three-piece suite (2013). UPVC double glazed window and loft access hatch.

### Bedroom One

10' 11" x 8' 10" (3.33m x 2.69m)

(Measurements not including alcove recess) There are two UPVC double glazed windows to the front elevation with elevated roof scape views overlooking Shepshed. Radiator and built-in airing cupboard over the stair bulkhead housing the combination gas boiler



**Bedroom Two**

9' 5" x 5' 11" (2.87m x 1.80m)

UPVC double glazed window overlooking the garden.

**Bathroom**

Bathroom has been refitted with a modern white three-piece suite comprising panel bath with combination shower tap and shower screening, Low flush WC and pedestal wash hand basin. Radiator and UPVC double glazed window.





## REAR GARDEN

To the rear of the property is a slabbed patio area and timber belt shed. There are steps leading to a further tier of the garden which is decked and has an adjacent lawn. There are planting borders with a variety of mature plants and shrubs. Outside water tap.

## DRIVEWAY

2 Parking Spaces

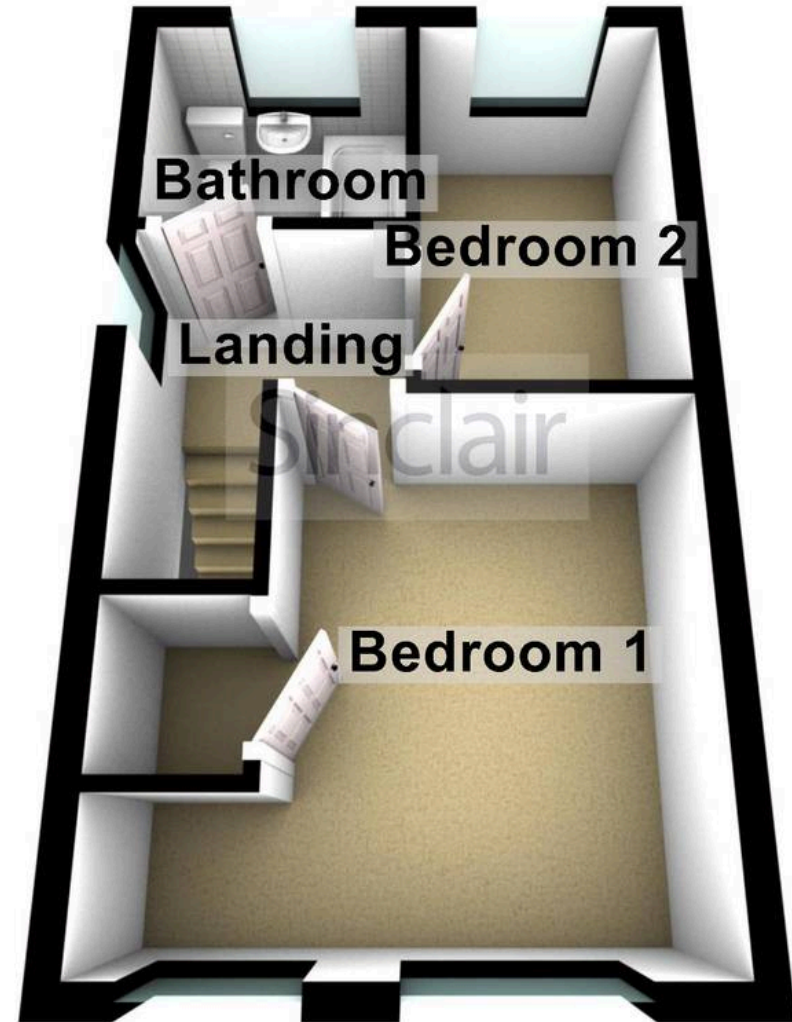
There is a block paved driveway which continues to the side of the property and which accommodates a timber built shed. There is gated access to the rear garden.



## Ground Floor



## First Floor





## Sinclair Estate Agents

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