

Sinclair



8 Romway Close, Shepshed

Loughborough

£280,000

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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 RATING D.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Lovely Corner Position
- Three bedrooms
- No Upward Chain
- Sought After Location
- Tandem Garaging
- Downstairs Cloaks/W.C.



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

Dimensions: 5.64m x 2.44m (18'6 x 8'0). 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

Dimensions: overall measurements 5.26m x 5.77m (overall measur. 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

Dimensions: 3.81m x 2.74m (12'6 x 9'0). 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

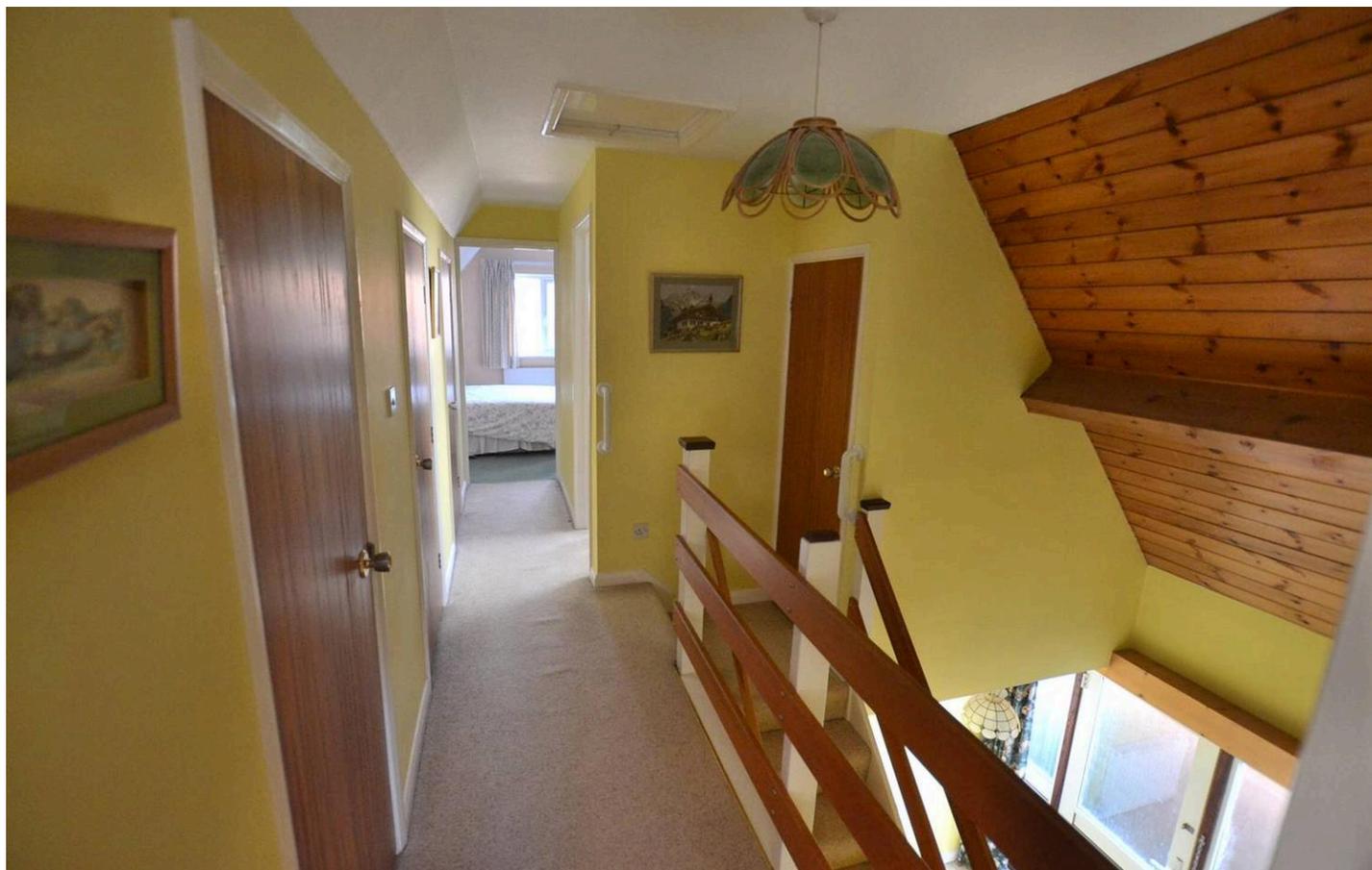
Dimensions: 4.39m x 3.51m (some restricted head height) (14'5" . With uPVC double glazed window, radiator, fitted bedroom furniture including wardrobe/cupboards, dressing table and drawers.

Bedroom Two

Dimensions: 4.06m x 2.84m (13'4" x 9'4"). 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.



Rear Garden

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.

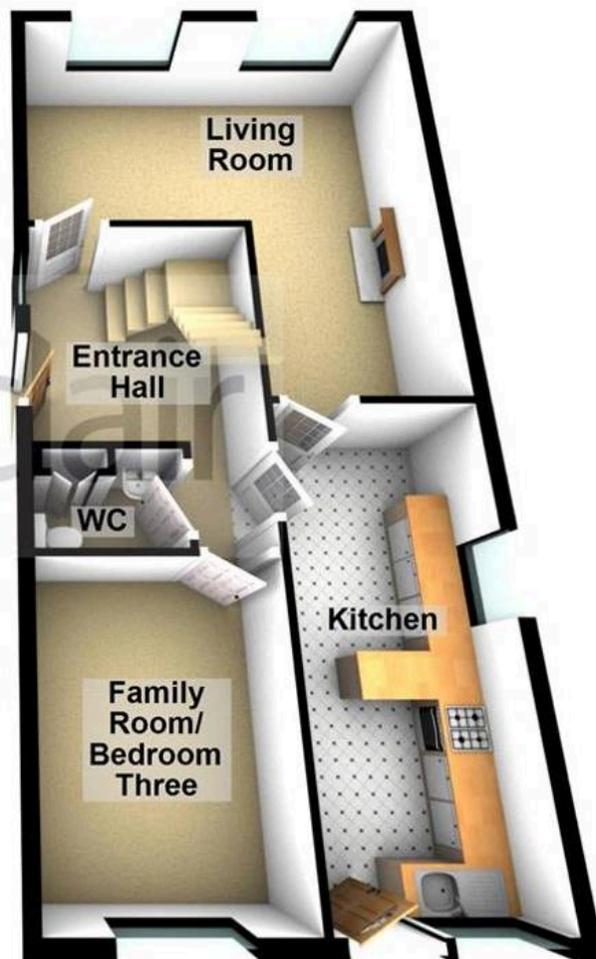
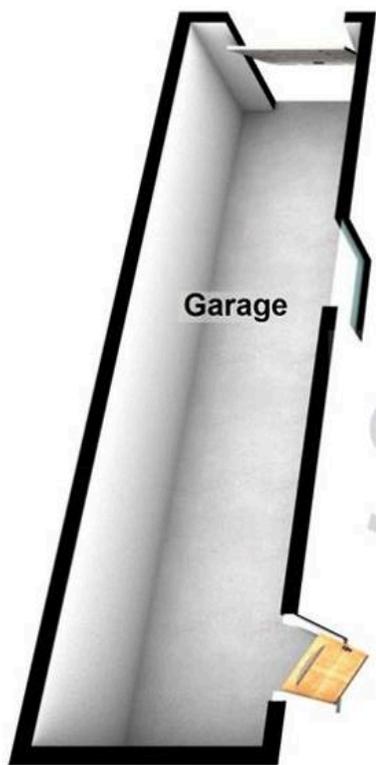
Front Garden

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.

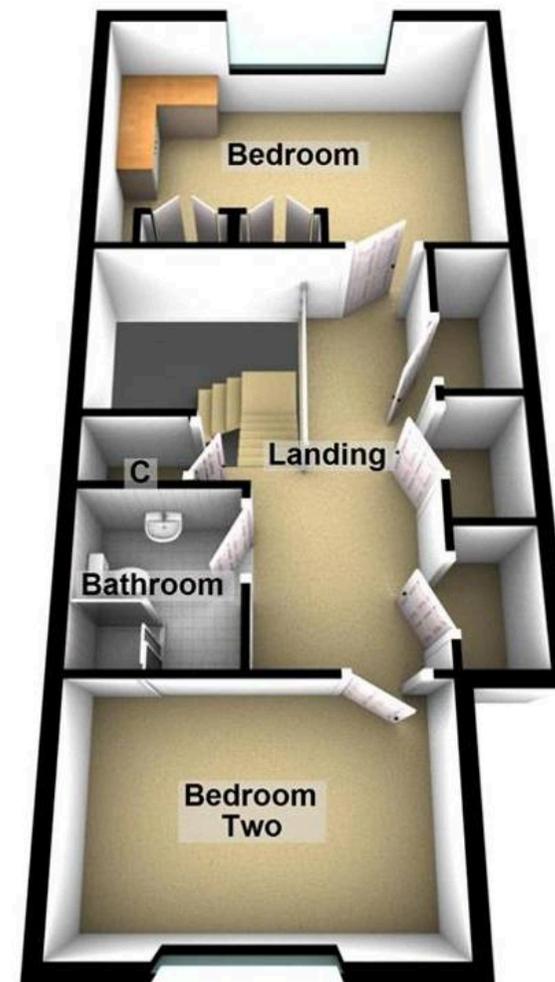




Ground Floor



First Floor





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