

Sinclair



17 Manor Gardens, Shepshed

Loughborough

£220,000

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This EXTENDED THREE BEDROOM SEMI DETACHED HOME come to the market OFFERED WITH NO UPWARD CHAIN. Situated in the popular commuter town of Shepshed in a cul de sac setting, close to amenities and transport links. This property benefits from cavity wall insulation and briefly comprises; entrance hall, lounge/dining room, kitchen, utility and stairs rising to the first floor landing granting access to three bedrooms and family bathroom. Externally the property enjoys a rear garden, detached garage and ample frontage. EPC RATING TBC.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three Bedrooms
- Off-Road Parking & Detached Garage
- No Upward Chain
- Front & Rear Gardens
- Extended Semi-Detached
- Easy Access To Market Place



GROUND FLOOR

Porch

Dimensions: 1.78m x 0.89m (5'10 x 2'11). Entered through a uPVC double glazed front door, with glass panels either side and giving way to the entrance hall.

Entrance Hall

Stairs rising to the first floor, coving, radiator and accessing the lounge/dining room and kitchen.

Lounge/Dining Room

Dimensions: 3.66m (3.00mmin) x 7.37m (12 (9'10min) x 24'2). uPVC double glazed bow window to front and uPVC double glazed window into the utility room. Also having coving, ceiling rose, radiator, wall lighting, electric fire (not in use) with a brick surround and tiled hearth.

Kitchen

Dimensions: 2.39m x 5.61m (7'10 x 18'5). A range of wall and base units, rolled edge worksurfaces, extractor fan over free standing oven, one and a half stainless steel sink drainer unit. wall mounted gas fed boiler, space and plumbing for appliances. Also having two storage cupboards, uPVC double glazed windows to the front and side, tiled splashback and flooring.

Utility

Dimensions: 2.64m x 2.16m (8'8 x 7'1). Having tiled effect vinyl flooring, coving, stainless steel sink drainer unit with tiled splashback, uPVC double glazed window to rear with composite rear accessing the rear garden.

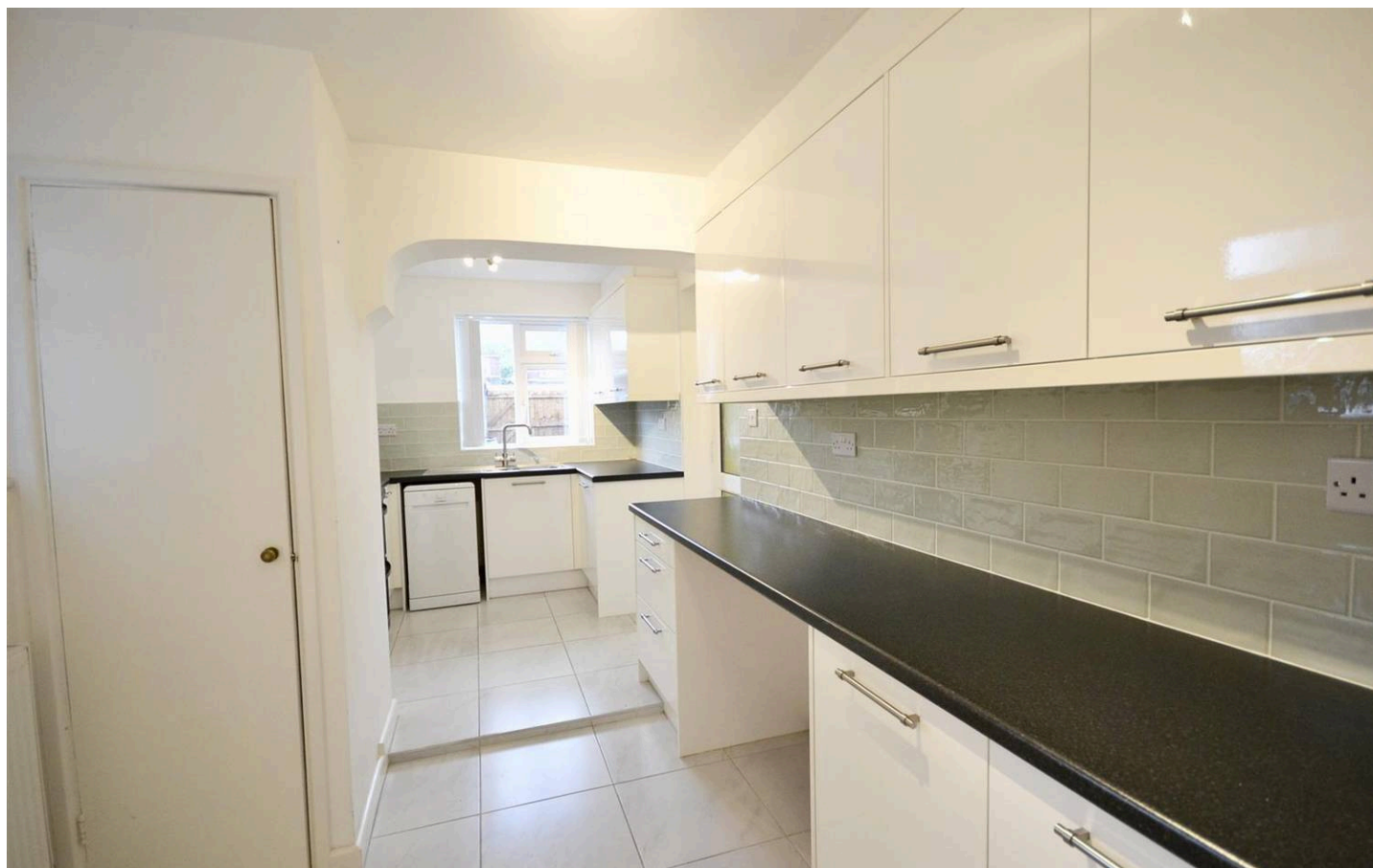
FIRST FLOOR LANDING

Stairs rising to the first floor give way to three bedrooms and family bathroom. Having uPVC double glazed window to side, coving and an airing cupboard housing the hot water cylinder.

Bedroom One

Dimensions: 3.58m x 3.58m (11'9 x 11'9). Having uPVC double glazed window to front, telephone point and a range of built in furniture including wardrobe and headboard.

Bedroom Two



FIRST FLOOR LANDING

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Bedroom Two

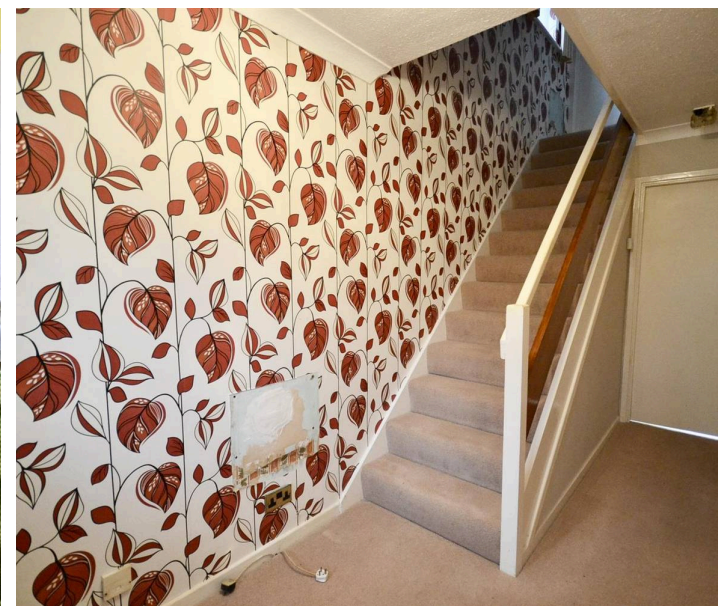
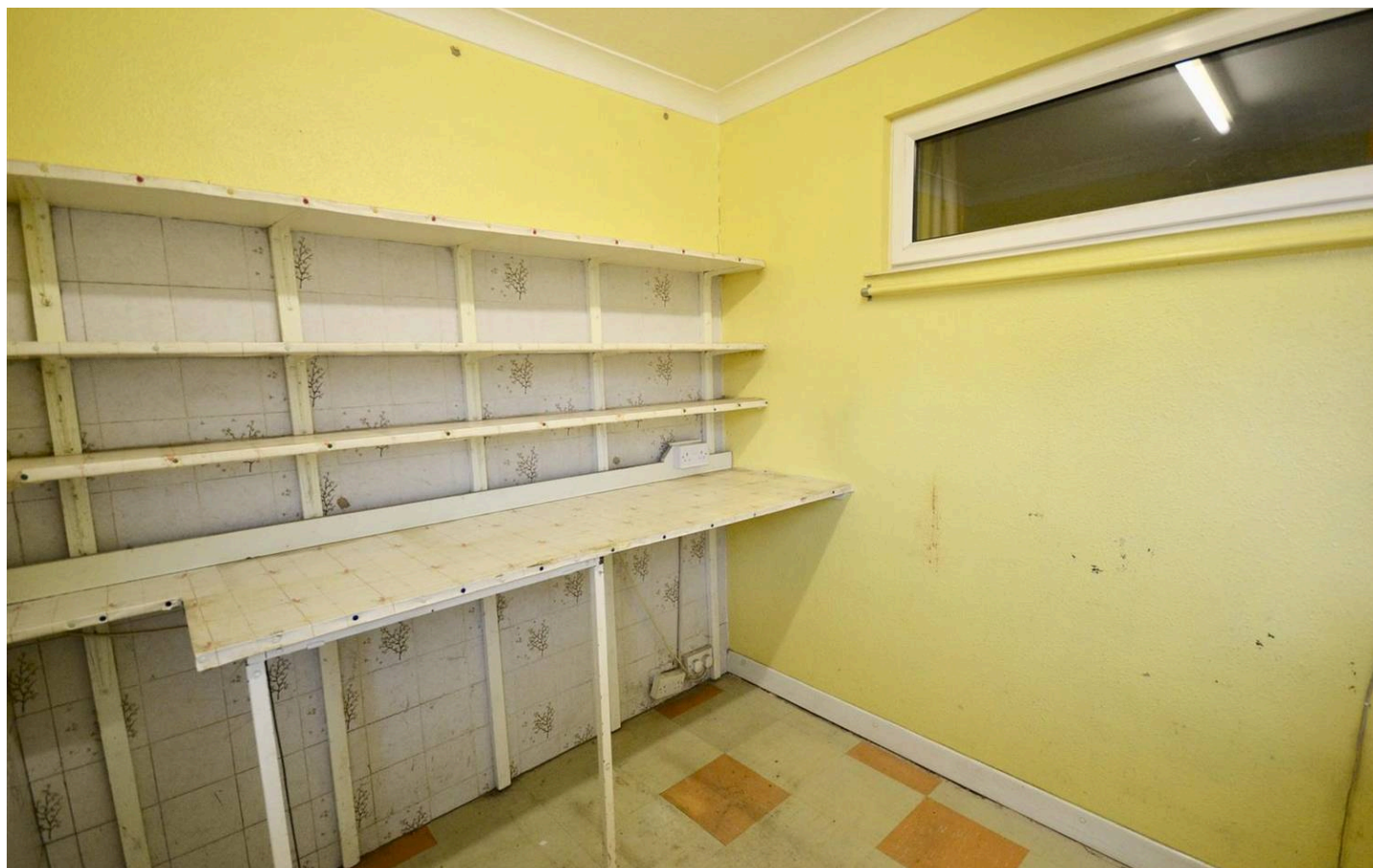
Dimensions: 2.95m x 3.23m (9'8 x 10'7). A range of fitted wardrobes and uPVC double glazed window to rear.

Bedroom Three

Dimensions: 2.18m x 2.41m (7'2 x 7'11). uPVC double glazed window to front.

Bathroom

Dimensions: 2.59m x 1.98m (8'6 x 6'6). This three piece suite comprises a low level wc, pedestal wash hand basin, corner thermostatic shower enclosure, chrome heated towel rails, tiled floors and walls. Also benefitting from dual aspect with uPVC double glazed opaque windows to both side and rear.



REAR GARDEN

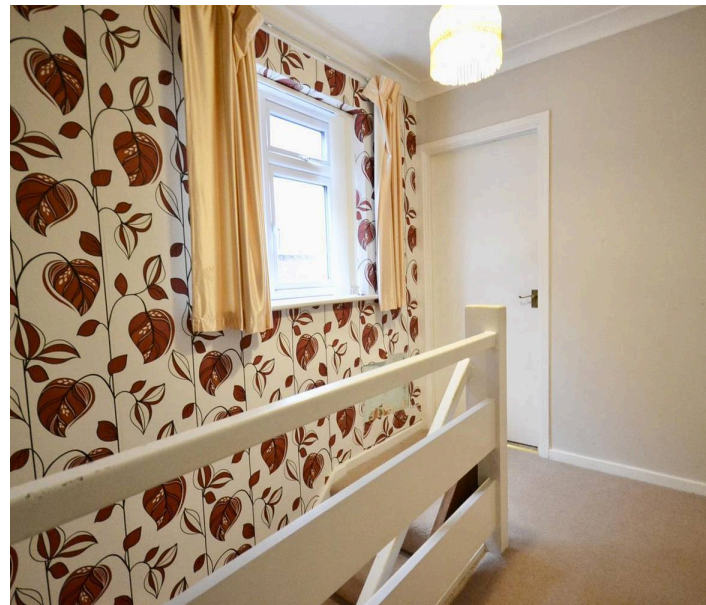
To the rear of the property, there is gated access leading to the off-road parking and garaging.

FRONT GARDEN

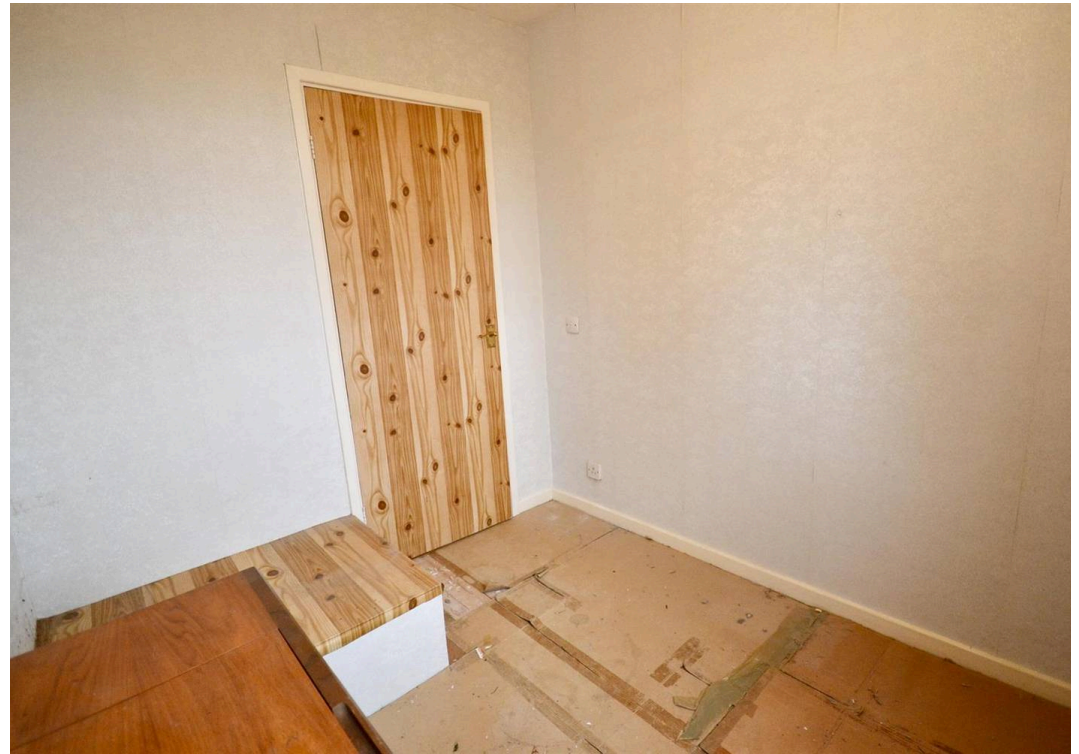
To the front of the property there is a lawned garden and slabbed patio seating area.

GARAGE

Double Garage

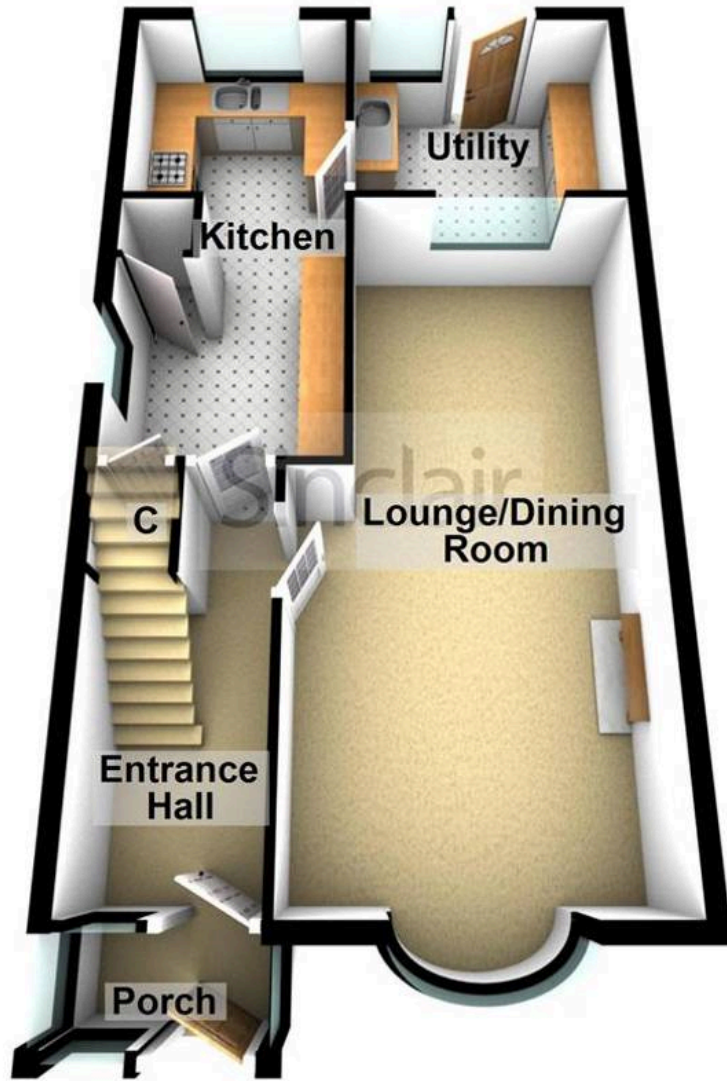








Ground Floor



First Floor





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