

# Sinclair

25 Threadcutters Way, Shepshed

Loughborough

£219,950

## 25 Threadcutters Way

Shepshed, Loughborough

Modern three bedroom townhouse with garden room, fitted kitchen, lounge/diner, family bathroom, low maintenance gardens, parking, and garage. Overlooks play area. EPC rating C. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Pleasant Front Aspect
- Parking and Garaging
- Lovely Garden Room To Rear
- Downstairs Cloakroom/WC
- Three Bedrooms
- Ease Of Access To Amenities



### Entrance Hall

Entrance door with inset double glazed opaque glass window. Balustrade staircase accessing the first floor, radiator, doors accessing the downstairs cloakroom/WC, the fitted kitchen and the open plan lounge/diner (with garden room off), solid wood flooring.

### Downstairs Cloakroom/WC

Fitted with a white two piece suite comprising a low flush WC and pedestal wash hand basin with chrome mixer tap. There is a radiator, uPVC double glazed opaque window to the front elevation.

### Fitted Kitchen

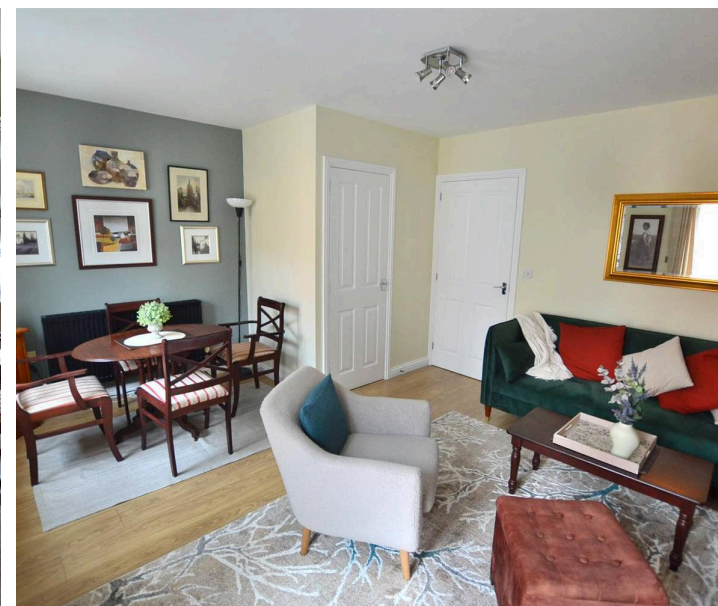
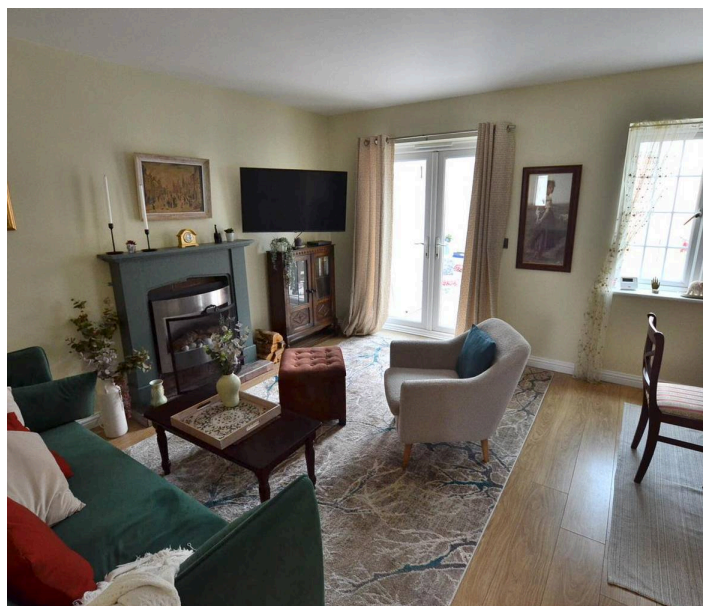
Dimensions: 2.41m x 2.87m (7'11" x 9'5"). One and half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, a range of fitted units to the wall and base, roll edge work surface with matching upstand, gas hob with oven under and extractor fan over, tall standing fridge freezer, washing machine, slimline dishwasher. uPVC double glazed window to the front elevation overlooking the play area.

### Lounge/Diner

Dimensions: 3.91m x 4.75m (including the storage cupboard) (12. Central fireplace with electric fire, fire surround with overmantel, radiator, door accessing the understairs storage cupboard. Window to the rear elevation and uPVC double glazed doors accessing the garden room.

### Garden Room/Conservatory

Dimensions: 3.51m x 2.95m (11'6" x 9'8"). A pleasant addition to the property with brick built side walls, uPVC double glazed windows to the side elevation, pitched roof, inset LED downlight spotlights, electric power points, uPVC double glazed double doors opening to the private and enclosed rear garden.



## Landing

Gives way to three bedrooms and a family bathroom, an airing cupboard housing the combination gas fed boiler.

## Bedroom One

Dimensions: 3.35m x 2.51m (front of wardrobes/cupboards) (11'x8'. uPVC double glazed window to the rear elevation, radiator and double built in wardrobe/cupboard.

## Bedroom Two

Dimensions: 2.59m x 2.51m (8'6" x 8'3"). uPVC double glazed window to the front elevation with pleasant outlook over the play area, radiator.

## Bedroom Three

Dimensions: 2.36m x 2.11m (7'9" x 6'11"). uPVC double glazed window to the rear elevation and radiator.

## Family Bathroom

Fitted with a white three piece suite comprising a panelled bath with chrome mixer tap and thermostatic shower over, a low flush WC and pedestal wash hand basin with chrome mixer tap, radiator, tile splashbacks, uPVC double glazed opaque glass window to the front elevation.





### **GARDEN**

To the rear of the property there is a pleasant low maintenance enclosed garden with Indian slate style patio and planting borders with timber screen fencing to the boundaries and gated access leading to the parking arrangements and garage.

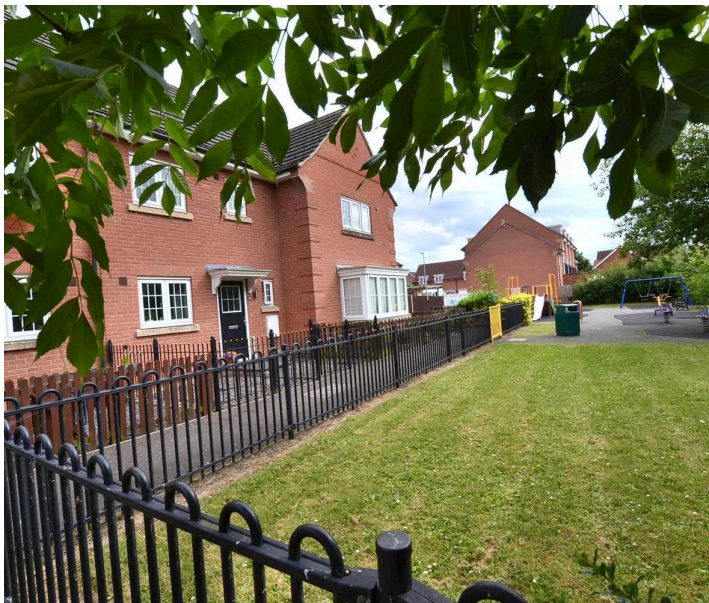
### **FRONT GARDEN**

Iron railings and gate accessing the front and entrance door, low maintenance slate garden.

### **GARAGE**

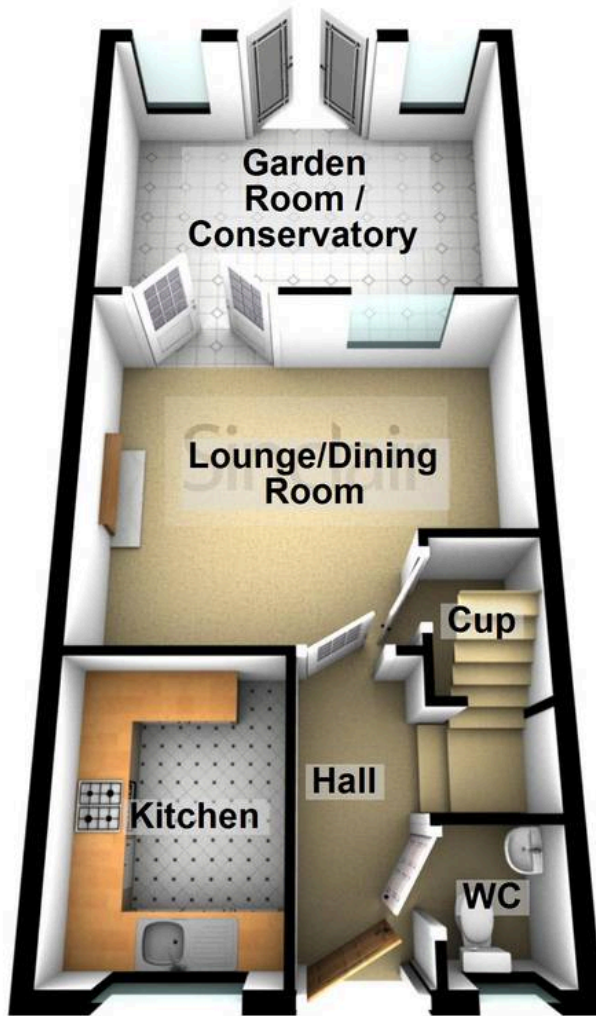
Single Garage

The garage is located in a coach house with an up and over door and parking to the front.





### Ground Floor



### First Floor





## Sinclair Estate Agents

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