

Sinclair

122 Leicester Road, Shepshed

Loughborough

£260,000



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Occupying a non estate location set back from the road, this traditionally styled bay fronted family home, has been extended to the ground floor to provide a pleasant open plan living space with lounge, separate dining area, additional breakfast area, fitted kitchen, downstairs w.c. and utility cupboard. There is a porch and reception hall which has stairs leading to the first floor, three bedrooms and fitted shower room. Outside to the front of the property is a driveway providing off road car standing, and fore garden. There is a further rear garden and garage store. EPC RATING D.

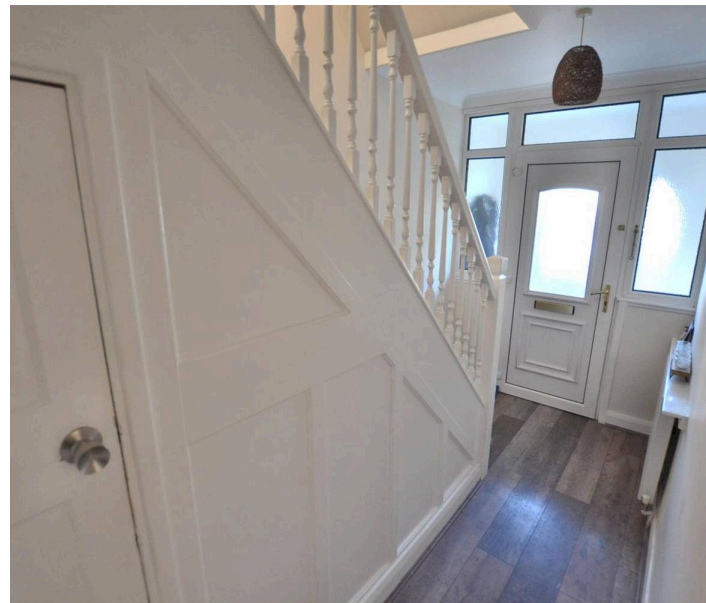
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Non Estate Location
- Open Pan Living Space
- Extended Ground Floor
- uPVC Double Glazing
- Gas Central Heating
- Downstairs W.C.



DETAILED ACCOMMODATION

uPVC double glazed entrance door through to the **Porch**

With cloaks hanging space and uPVC double glazed door through to the reception hall

Reception Hall

Has a balustrade staircase accessing the first floor, understairs storage cupboard, radiator and door accessing the open plan living space with lounge and dining areas.

Lounge

Dimensions: 3.68m x 3.66m (not including bay window to side of. With uPVC double glazed walk in bay window, radiator, fire place with marble hearth, wooden sides and over mantle, open access to the dining room.

Dining Room

Dimensions: 3.63m x 3.33m maximum x 2.84m minimum (11'11" x 10'). With radiator and open access to the open plan family breakfast kitchen (with w.c.) utility cupboard off.

Breakfast area

Dimensions: 4.29m x 2.59m (14'1" x 8'6"). With uPVC double glazed door and windows overlooking the garden, radiator. Open access to the fitted kitchen and doors accessing the downstairs cloakroom/w.c. and utility cupboard. The utility cupboard has plumbing for washing machine, electric light and power.

Downstairs w.c.

With white low flush w.c., wash hand basin.



Fitted Breakfast Kitchen

Dimensions: 3.18m x 2.06m (10'5 x 6'9). With single drainer stainless steel sink unit with chrome Swan Neck mixer tap over, cupboards under. There is a range of fitted units to the wall and base, wood effect work surface and tiled surround. Integrated gas hob with extractor fan over, integrated dishwasher/ Two uPVC double glazed windows and an exposed brick wall section.

First Floor

The first floor landing gives way to three bedrooms, and a shower room. Loft access hatch and uPVC double glazed opaque glass window.

Bedroom One

Dimensions: 3.66m x 3.00m (to front of wardrobe/cupboards) (12. With uPVC double glazed window, radiator, two double fitted wardrobe/cupboard.

Bedroom Two

Dimensions: 3.66m '0.00m x 2.95m (to front of chimney breast) . With uPVC double glazed window overlooking the garden, fitted wardrobe/cupboard, radiator.

Bedroom Three

Dimensions: 2.57m x 1.78m (including bulk head) (8'5 x 5'10 (i. uPVC double glazed window, radiator.

Shower Room

Fitted with white three piece suite comprising shower cubicle, vanity unit surmounted by a wash hand basin with cupboard, storage under, low flush w.c., uPVC double glazed opaque glass window and heated chrome towel rail.



REAR GARDEN

The access opens to the garage and rear garden. The sectional garage 13'10 x 8'0 with windows and door to the garden. The rear garden has a slabbed patio area and shape lawn beyond with timber screen fencing to the boundaries and a variety of shrubs and trees.

FRONT GARDEN

The property is set back from the road with driveway providing off road car standing, shaped lawn with hedge boundaries and feature ornamental tree. There is access from the driveway to the side of the property (motor cycle and pedestrian access).

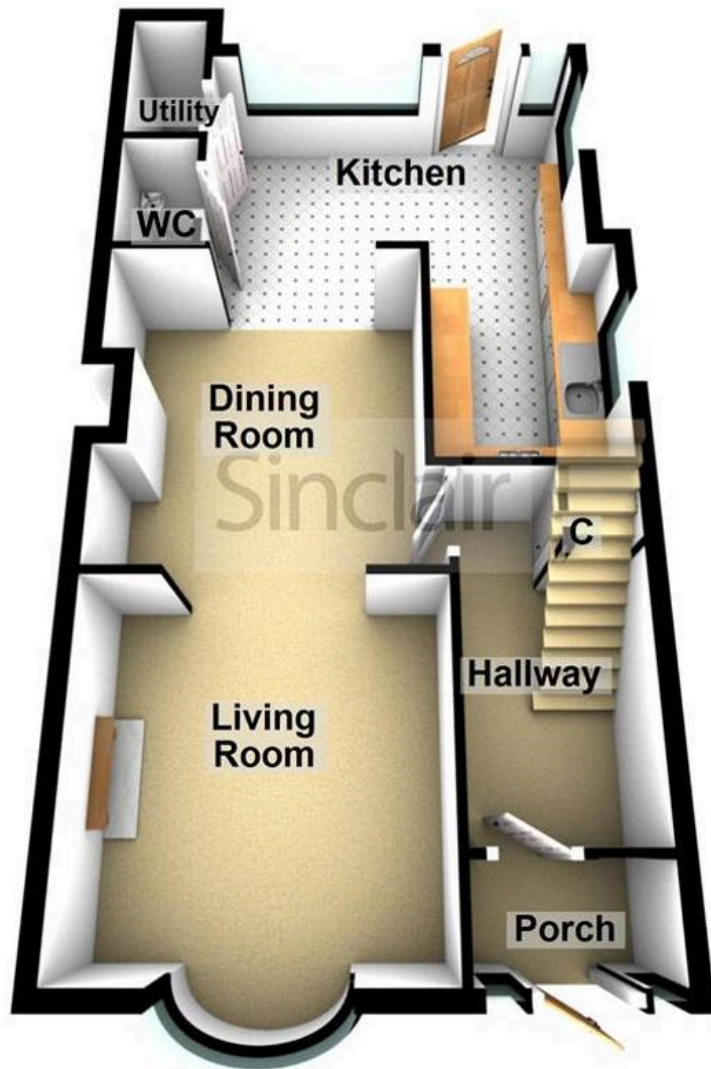
DRIVEWAY

2 Parking Spaces





Ground Floor



First Floor





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