

# Sinclair



220 Charnwood Road, Shepshed

Loughborough

£275,000

# 220 Charnwood Road

Shepshed, Loughborough

This four-bedroom detached home occupies a corner position and is offered with no upward chain. In brief, the property comprises a reception hall, a living room, a separate dining room, and a breakfast kitchen with a pantry and boiler store. On the first floor, a landing leads to four bedrooms and a family bathroom featuring a white three-piece suite. Outside, there are front and rear gardens, a driveway, and a detached garage equipped with electric light and power.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Corner Position
- Four Bedrooms
- Gas Central Heating
- Two Reception Rooms
- uPVC Double Glazed Windows
- Driveway and Garage
- No Upward Chain



## DETAILED ACCOMMODATION

Entrance door through to the reception hall.

### RECEPTION HALL

The reception hall has stairs accessing the first floor. uPVC double-glazed window, radiator, doors accessing the living room and separate dining room.

### LIVING ROOM

16' 0" x 12' 2" (4.88m x 3.71m)

Gas-fed fire, radiator, uPVC double-glazed window.

### DINING ROOM

11' 2" x 10' 5" (3.40m x 3.18m)

Two uPVC double-glazed windows, a radiator, and a door accessing the breakfast kitchen.

### BREAKFAST KITCHEN

11' 11" x 10' 0" (3.63m x 3.05m)

There is a single-drainer, one-and-a-half-bowl sink unit, a uPVC double-glazed window, fitted units to the wall and base, roll-edge work surface, gas hob with oven under an extractor fan, plumbing for a washing machine, space for a tall-standing fridge freezer, doors accessing a utility/boiler room, and a uPVC double-glazed window and door to the side elevation.

### BOILER ROOM

The boiler room has a floor-standing boiler space for further kitchen appliances uPVC double-glazed opaque-glass window.

### FIRST FLOOR

Landing gives way to four well-proportioned bedrooms and a family bathroom. uPVC double-glazed opaque glass window and a loft access hatch.

### BEDROOM ONE

9' 2" x 14' 2" (2.79m x 4.32m)

uPVC double-glazed window, radiator.



**BEDROOM TWO**

9' 3" x 9' 3" (2.82m x 2.82m)

uPVC double-glazed window overlooking the Cemetery grounds, radiator

**BEDROOM THREE**

9' 10" x 9' 6" (3.00m x 2.90m)

Two uPVC double-glazed windows, radiator.

**BEDROOM FOUR**

6' 8" x 10' 3" (2.03m x 3.12m)

uPVC double-glazed window overlooking the Cemetery grounds, radiator.

**FAMILY BATHROOM**

The family bathroom features a white three-piece suite, which includes a panelled bath with a shower overhead, a low flush WC, and a pedestal washbasin. Additional amenities include a radiator, a heated chrome towel rail, and built-in cupboards that house the hot water cylinder.



### FRONT GARDEN

The property occupies a corner position with a front boundary and a shaped lawn to the front. To the side of the plot, there is a double-gated access leading to the driveway and a detached brick-built garage.

### REAR GARDEN

There is a rear garden with a shaped lawn and pathways, a variety of plants and shrubs.

### GARAGE

Single Garage

The garage has electric light and power and a remote electric roller shutter door.

### DRIVEWAY

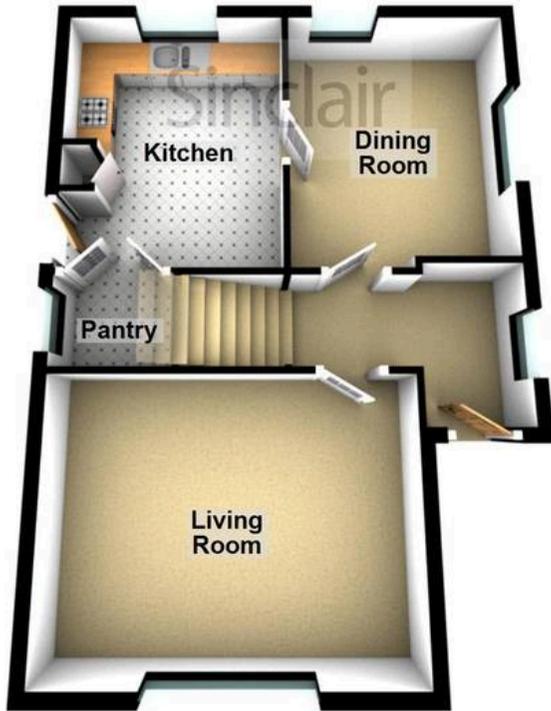
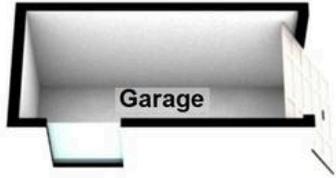
1 Parking Space

To the side of the plot, there is double gated access leading to the driveway and a detached brick-built garage.





Ground Floor



First Floor





## Sinclair Estate Agents

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