

# Sinclair



46 Ring Fence, Shepshed

Loughborough

£200,000

# 46 Ring Fence

Shepshed, Loughborough

This super refurbished two bedroom semi detached bungalow offers contemporary living in a non estate residential area. The property features stylish Karndean herringbone flooring with underfloor heating, and the lounge flows seamlessly into a modern kitchen, fitted with modern units and integrated appliances, the sleek bathroom has contemporary fittings. The property is presented in excellent decorative order, ideal for those seeking a move-in ready home.

The outside space is a particular highlight, with a landscaped rear garden designed for low maintenance. A covered patio area provides an ideal space for outdoor entertaining and includes an outdoor kitchen (available by separate negotiation) and includes utility area with plumbing for a washing machine and space for a tumble dryer. The main garden benefits from artificial grass and slabbed pathways, ensuring year-round useability and privacy. To the front, a block paved driveway offers off-road parking for two cars. An ideal property for those looking to downsize or indeed a first time buyer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Super Re-Furbished Bungalow
- Karndean Herringbone Flooring
- Underfloor Heating
- Block Paved Driveway
- Low Maintenance Private Garden
- Covered Outdoor Entertaining Space
- Contemporary Kitchen & Bathroom

#### Porch

UPVC double glazed entrance door through to the entrance porch. The porch has cloaks hanging space, radiator and herringbone Karndean flooring and door accessing the main living room.

#### Living Room

12' 11" x 10' 2" (3.93m x 3.10m)

The living room has feature herringbone Karndean flooring with underfloor heating, contemporary radiator, UPVC double glazed window and open access to the refitted contemporary kitchen.

#### Fitted Kitchen

8' 11" x 8' 1" (2.72m x 2.46m)

The contemporary fitted kitchen has a one and a half bowl single drainer sink unit with stylish mixer tap over and cupboards under. There is a range of fitted units to the wall and base, granite effect work surface and a range of appliances including a Bosch induction hob with oven under and extractor fan over. There is plumbing for dishwasher and space for an American style fridge freezer. The kitchen enjoys bi-fold doors opening and accessing the landscaped garden and outdoor entertaining space. Continued Karndean flooring with under floor heating

#### Hallway

The hallway offers access to two bedrooms and a re-fitted modern bathroom. There is continued herringbone Karndean flooring from the main living space. Loft access hatch with part boarding and a pull down ladder. The loft houses the combination gas fed boiler.



### Bedroom One

13' 1" x 8' 9" (3.98m x 2.67m)

(Measurements are to the front of wardrobe/cupboard).

There is a UPVC double glazed window, radiator, a built-in cupboard with shelving and a mirror fronted built-in double wardrobe/cupboard.

### Bedroom Two

11' 4" x 7' 0" (3.45m x 2.13m)

UPVC double glazed window overlooking the garden and contemporary style radiator.

### Bathroom

The bathroom has been re-fitted with a modern three-piece suite comprising panel double ended bath with centre mounted chrome mixer taps and a thermostatic shower over. There is a low flush WC and vanity unit mounted by a wash hand basin with drawer storage under. There is tiling and splash backs and a heated chrome towel rail. UPVC double glazed opaque glass window.

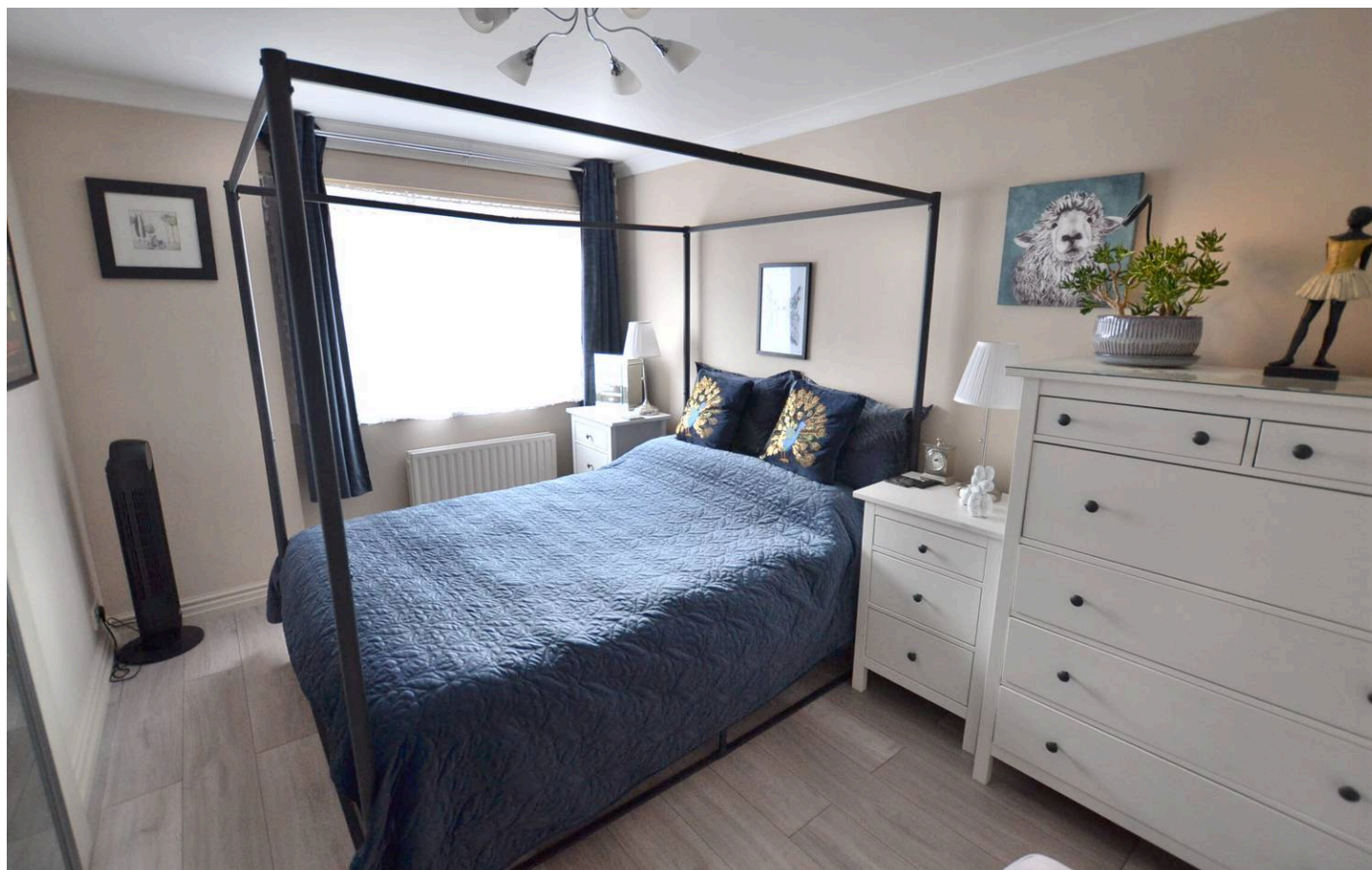
### Rear Garden

The rear garden is a particular feature of sale, being landscaped and offering low maintenance. There is a covered patio entertaining area with outdoor kitchen (separate negotiation). The kitchen space also benefits from a utility area with plumbing for washing machine and space for tumble dryer. There is an outside water tap. The main garden has artificial grass, slabbed pathways and enjoys privacy to the plot. There is a potting/ timber built shed and gated access to the side which in turn leads to the front.

### DRIVEWAY

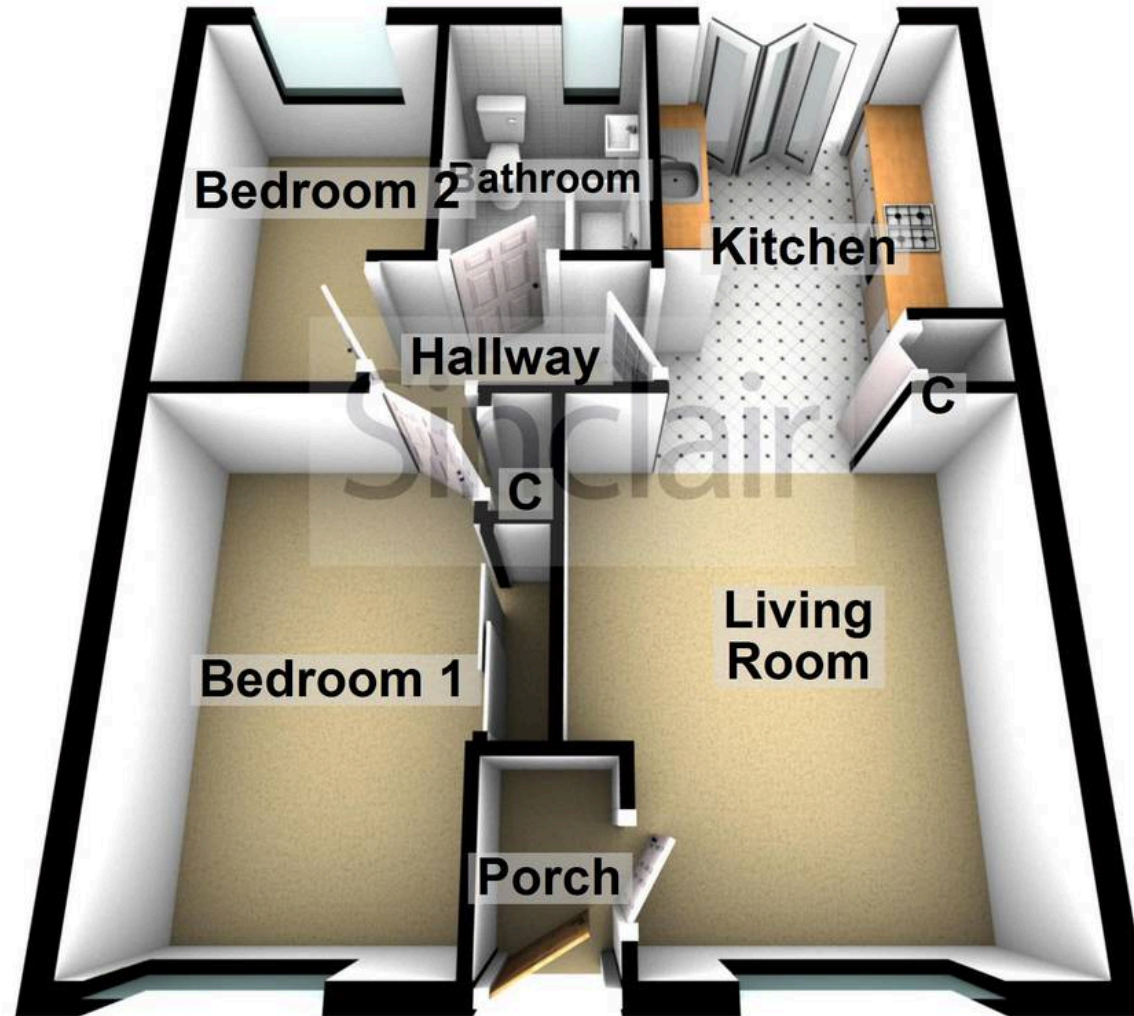
2 Parking Spaces

The block paved driveway provides off-road parking for two cars.





# Ground Floor





## Sinclair Estate Agents

Sinclair Estate Agents, 9 Bull Ring, Shepshed - LE12 9PZ

01509 600610

[shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/](http://www.sinclairestateagents.co.uk/)

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.