



Sinclair

14 Brookside Close, Shepshed, Leicestershire, LE12 9HL

£325,000

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Property at a glance

- Stunning Dormer Bungalow
- Flexible Accommodation
- Garden Room & Office Space
- Council Tax Band*: C
- Much Improved By Vendors
- Three/Four Bedrooms
- Corner Plot & Gardens
- Price: £325,000

Overview

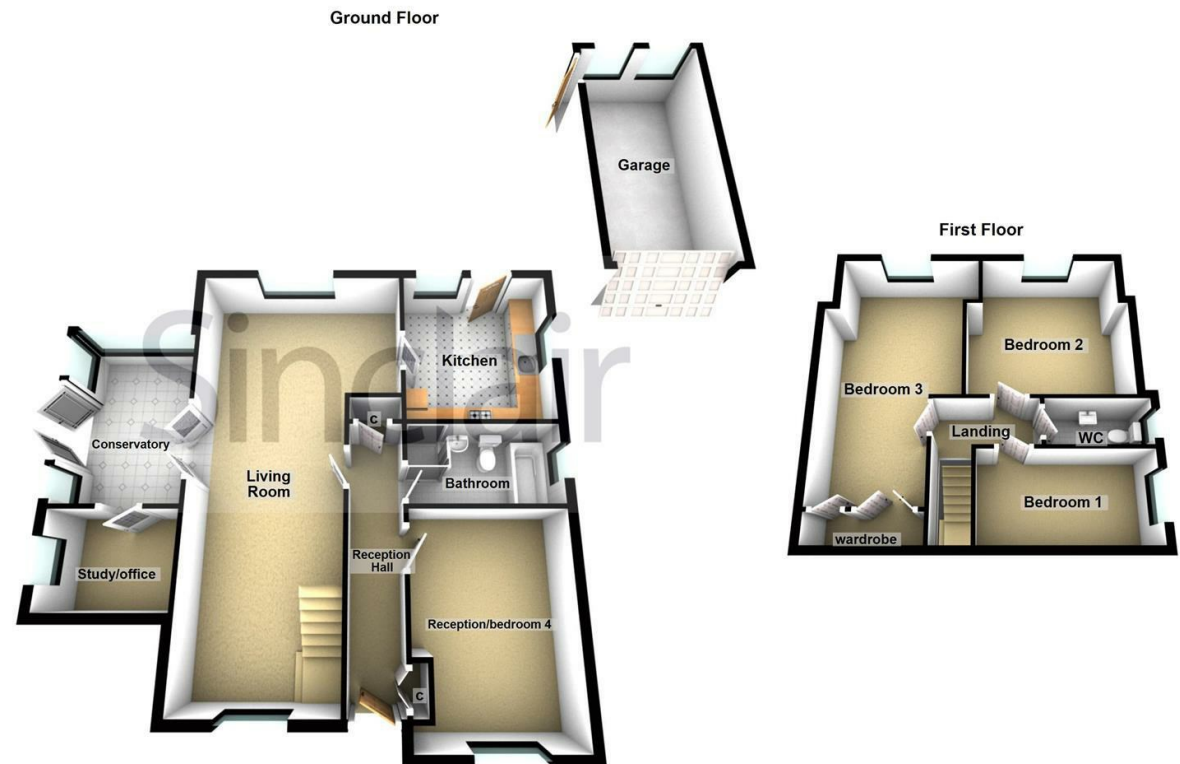
A stunning detached dormer bungalow which has been much improved by the current vendors including the soffits, fascias, refurbishment throughout, new boiler, landscaped gardens. The property offers flexible accommodation with three/four bedrooms, open living space with lounge and dining areas, garden room conservatory with office off, a fitted kitchen and bathroom with four piece suite. The property occupies a corner position with ample parking and garaging and the rear garden is a particular feature of sale with beautifully maintained areas and is generously proportioned. EPC RATING E.

Location**

Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; Oxley, St Botolph's, Newcroft and St Winefride's. Secondary schools; Hind Leys Community College and Shepshed High School. There are a number of sports teams including Shepshed Dynamo FC, Shepshed RFC and two cricket clubs. It is a well serviced town with an ASDA, Tesco Express, a number of local stores, restaurants/pubs and takeaways. Shepshed has excellent transport links located adjacent to junction 23 of the M1. Nearest Airport: East Midlands (7.4 miles). Nearest Train Station: Loughborough (5.5 miles) Nearest Town/City: Loughborough (5.3 miles)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

Storm Porch

With composite entrance door accessing the reception hall.

Reception Hall

With radiator, metre cupboard and access to the main living space (with living room, dining areas, a conservatory, office and fitted kitchen off). From the hall there is access to the second reception room/bedroom four and refitted bathroom and storage cupboard.

Living Room

28'9 x 10'1 (8.76m x 3.07m)

This open living space runs the length of the property, with uPVC double glazed windows to front and rear, feature fireplace, three radiators, stairs accessing the first floor and doors accessing the conservatory and fitted kitchen.

Garden Room Conservatory

8'1 x 11'11 (2.46m x 3.63m)

A brick built base and uPVC double glazed construction with pleasant views over the garden and new roof allowing use of the room all year round, double doors accessing the garden and door accessing the office space.

Office/Study

8'0 x 6'1 (2.44m x 1.85m)

With uPVC double glazed window.

Fitted Kitchen

11'0 x 9'5 (3.35m x 2.87m)

Has a single drainer, one and half bowl sink unit with mixer tap over, cupboards under, fitted units to the wall and base, wooden work surfaces, electric cooker point, space for tall standing fridge freezer, plumbing for washing machine and space for tumble dryer. Wall mounted gas fed boiler, uPVC double glazed windows to the side and rear with the rear overlooking the garden with access door leading to the garden.

Reception Room/Bedroom Four

13'5 x 9'0 (4.09m x 2.74m)

With uPVC double glazed window, radiator. This room could lend itself to a number of uses and is currently used as a sitting/TV room but could also service as an additional bedroom if required.

Refitted Bathroom

Being refitted with modern white four piece suite comprising panelled bath, walk in shower cubicle, low level w.c and vanity unit surmounted by a wash hand basin, tiled walls, radiator and uPVC double glazed opaque window.

First Floor Landing

Accesses 3 bedrooms (two of which are well proportioned doubles)

Washroom/WC

With white two piece suite.

Bedroom One

11'6 x 10'1 max 8'10 (not including dressing area (3.51m x 3.07m max 2.69m (not including dressing ar)

With uPVC double glazed window overlooking garden, radiator, dressing area with fitted wardrobes.

Bedroom Two

11'3" x 10'5" (min measurements) (3.43m x 3.18m (min measurements))

uPVC double glazed window overlooking garden, radiator.

Bedroom Three

12'9" x 6'5" (some restricted head height) (3.89m x 1.96m (some restricted head height))

With uPVC double glazed window, radiator.

Outside

The position and plot are particular feature of sale. The corner plot has a frontage with block paved driveway and tarmacadam driveway which in turn leads to the garaging and low maintenance garden area. The rear garden is another particular feature, generously proportioned and laid to lawn with plants and shrubs to the borders, there is a patio area to the rear of the property and gravelled seating space to the side of the garden room. Timber built summer house and shed, personal access gate to the garage and driveway.

Garage

20'2 x 9'6 (6.15m x 2.90m)

Up and over door, electric light and power, windows to the rear.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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