

Sinclair



14 Brookside Close, Shepshed

Loughborough

£325,000

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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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Flexible Accommodation
- Stunning Dormer Bungalow
- Much Improved By Vendors
- Corner Plot & Gardens
- Garden Room & Office Space
- Three/Four Bedrooms



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

Dimensions: 8.76m x 3.07m (28'9 x 10'1). 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

Dimensions: 2.46m x 3.63m (8'1 x 11'11). 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

Dimensions: 2.44m x 1.85m (8'0 x 6'1). With uPVC double glazed window.

Fitted Kitchen

Dimensions: 3.35m x 2.87m (11'0 x 9'5). 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

Dimensions: 4.09m x 2.74m (13'5" x 9'0"). 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

Dimensions: 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

Dimensions: 3.43m x 3.18m (min measurements) (11'3" x 10'5" (m. uPVC double glazed window overlooking garden, radiator.

Bedroom Three

Dimensions: 3.89m x 1.96m (some restricted head height) (12'9". With uPVC double glazed window, radiator.

Garage

Dimensions: 6.15m x 2.90m (20'2" x 9'6"). Up and over door, electric light and power, windows to the rear.



Rear Garden

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.

Front Garden

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.







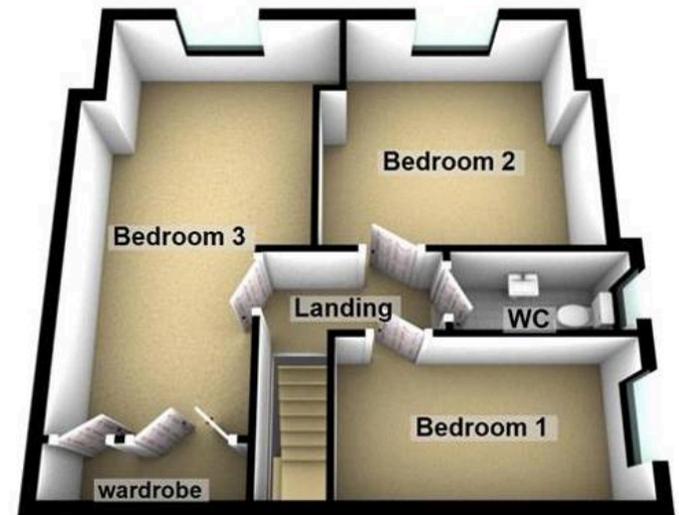




Ground Floor



First Floor





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