



Sinclair

21 Piper Close, Shepshed, Loughborough, LE12 9TF

£187,500

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Property at a glance

- Cul-De-Sac Setting
- uPVC Double Glazed Windows
- Pleasant Private Garden
- Council Tax Band*: A
- Beautifully Maintained Bungalow
- Modern Kitchen & Shower Room
- Driveway
- Price: £187,500

Overview

A beautifully kept two bedroom semi-detached bungalow benefiting from uPVC double glazing (under guarantee) and gas central heating. The accommodation has a modern feel with fitted kitchen and shower room, living space and dining area, two bedrooms. To the outside of the property there is a driveway providing off road parking, front garden and pleasant private garden to the rear. Popular cul-de-sac position. 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 school; Iveshead School and 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 Stations: Loughborough (5.5 miles) East Midlands Parkway Rail Station (6.1 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.

Ground Floor



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Detailed Accommodation

DETAILED ACCOMMODATION

uPVC double glazed door the side accessing the fitted kitchen.

Fitted Kitchen

13'2 x 5'1 (4.01m x 1.55m)

The kitchen has a single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall and base, rolled edged work surface and tiled surrounds. There is an electric hob with oven under and extractor over, space for a tall standing fridge/freezer. Radiator and plumbing for washing machine. uPVC double glazed window and door accessing the lounge/diner.

Lounge/Diner

15'11 x 10'3 (4.85m x 3.12m)

uPVC double glazed window, feature fire place with raised hearth and matching back, wooden sides and over mantle, the hearth is surmounted by electric remotely operated fire, radiator and access to an inner lobby.

Inner Lobby/Hall

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Gives way to two bedrooms and shower room. bedroom

Bedroom One

13'6 x 8'8 maximum x 7'8 minimum (4.11m x 2.64m maximum x 2.34m minimum)

With uPVC double glazed window overlooking the garden, radiator.

Bedroom Two

9'6 x 6'10 (2.90m x 2.08m)

With uPVC double glazed window overlooking the garden, radiator,

Shower Room

The shower room is fitted with a modern white three piece suite comprising corner shower cubicle with thermostatic shower, low flush w.c. pedestal wash hand basin, tiled flooring and walls. uPVC double glazed opaque glass window, heated towel rail.

Outside

To the front of the property a driveway providing off road parking with shaped lawn, the

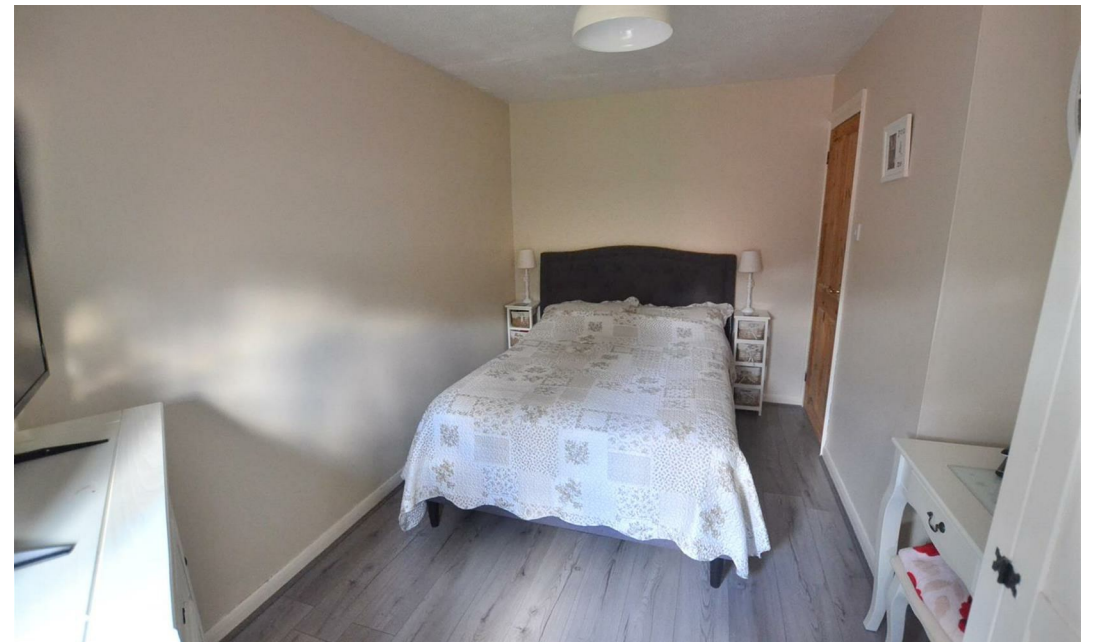
driveway continues to the side of the property and there is gated access leading to the enclosed and private rear garden. The rear garden is pleasant feature of the property offering privacy to the plot. There are slabbed patio areas,, generously proportioned timber built shed/workshop with electric power. There are two matching smaller sheds, a shaped lawn timber screen fencing to the boundaries. There is an awning to the patio area.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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Referral Fee Disclosure

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