

Sinclair



10 Charnian Way, Shepshed

Loughborough

£370,000

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Shepshed, Loughborough

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Corner Position & Plot
- Open Plan Family Dining Kitchen
- Master En-Suite
- Utility Room & Downstairs WC
- Four Well Proportioned Bedrooms
- Ample Parking & Garaging



Reception Hall

Composite and contemporary entrance door through to the reception hall. The reception hall offers a pleasant welcome to the property with stairs accessing the first floor and access to the main living room and open plan family dining kitchen. Radiator and tiled flooring.

Living Room

20' 4" x 10' 7" (6.20m x 3.23m)

There are two sets of double French patio doors overlooking and accessing the garden, a further UPVC double glazed window with fitted blinds and radiator.

Family Dining Kitchen

20' 3" x 11' 7" (6.17m x 3.53m)

The Open Plan family dining kitchen is a particular feature of Sale offering a super open plan space with three sets of UPVC double windows with fitted blinds giving plenty of natural light to the room. Two radiators. The kitchen area has a contemporary design with marble effect work surface continuing to a breakfast bar, sleek units to the wall and base and range of integrated appliances; including an induction hob with extractor fan over and oven under, fridge, freezer and dishwasher. Single drainer sink unit with stylish chrome mixer tap over and additional water filter tap. Door accessing utility room.

Utility Room

The utility room has matching units and work surfaces to the kitchen and an integrated washing machine. Continued tile flooring from the family dining kitchen, door accessing the downstairs WC and further door accessing the drive and garage.

Downstairs WC

Fitted with a white two-piece suite comprising lowflush WC, pedestal wash hand basin, radiator upgraded tiling and continued tiled floor.



Landing

On the first floor a landing gives way to four double bedrooms (with ensuite to master) and a family bathroom. Radiator, airing cupboard and loft access hatch.

Master Bedroom

9' 4" x 11' 10" (2.84m x 3.61m)

(Measurements to the front of wardrobes/ cupboards)

The master bedroom has a UPVC double window with fitted blinds and pleasant outlook, radiator and range of fitted wardrobe/cupboards with sliding doors. Door access accessing the ensuite.

En-suite

Fitted with a white three-piece suite comprising walk in shower enclosure with thermostatic shower and drencher shower head, low flush WC and pedestal wash hand basin. Upgraded tiling, heated chrome towel rail, tiled flooring and UPVC double window with fitted blinds.

Bedroom Two

11' 4" x 10' 8" (3.45m x 3.25m)

(Measurements not including recess) UPVC double glazed window with fitted blinds overlooking the garden. Radiator.

Bedroom Three

8' 8" x 9' 7" (2.64m x 2.92m)

UPVC double glazed windows with fitted blinds to two elevations. Radiator.

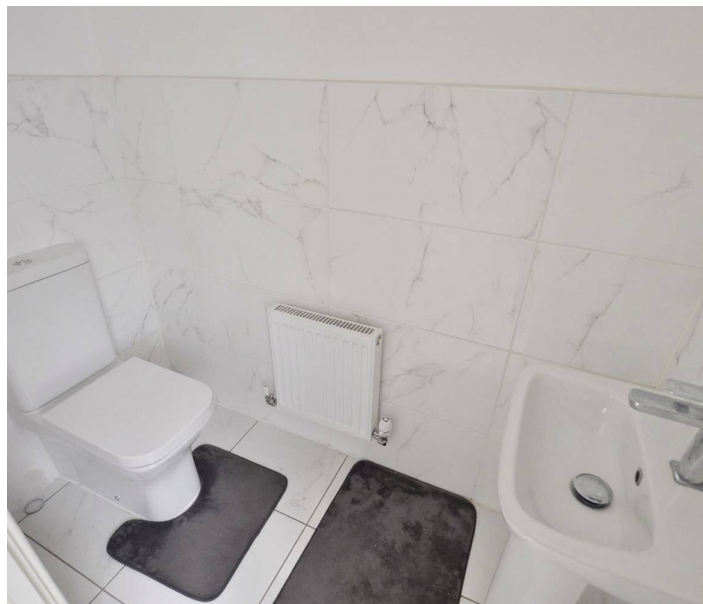
Bedroom Four

7' 9" x 9' 1" (2.36m x 2.77m)

(1.7m minimum measurement) UPVC double glazed windows with fitted blinds to two elevations one which overlooks the garden. Radiator.

Family Bathroom

The family bathroom is fitted with a contemporary white three-piece suite comprising panel bath with chrome taps and thermostatic shower over, low flush WC, pedestal wash hand basin. Upgraded tiling, heated chrome towel rail, tiled flooring and UPVC double glazed window with fitted blinds.





GARDEN

The main garden is well proportioned for the modern property and has a slabbed patio area with shaped lawn beyond. There are a variety of plants and shrubs, brick wall and fenced boundaries and access to the driveway and garage. There is a useful area to the rear of the garage, which could accommodate an 'out of sight' shed/ storage. There is electric light and power.

DRIVEWAY

4 Parking Spaces

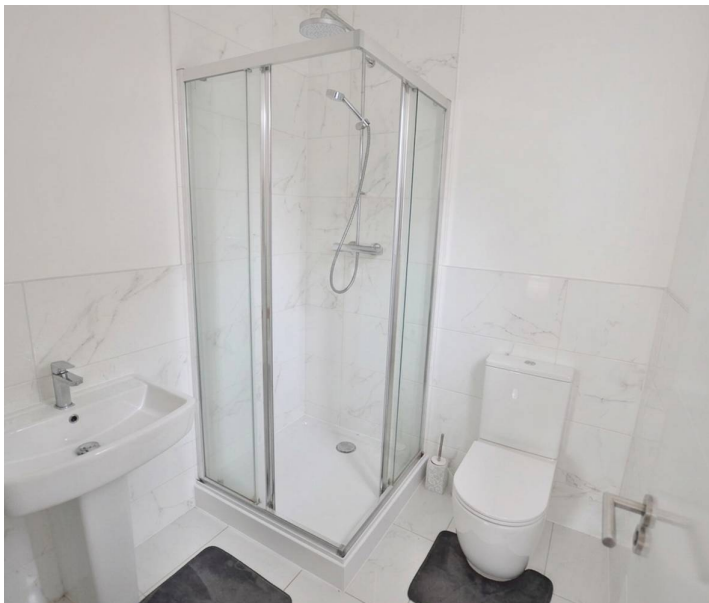
The driveway provides ample parking and has the benefit of an outside water tap, EV charging point and outside power supply. The driveway continues to the garage.

GARAGE

Single Garage

The garage has an upper over door, electric light and power.

EV CHARGING

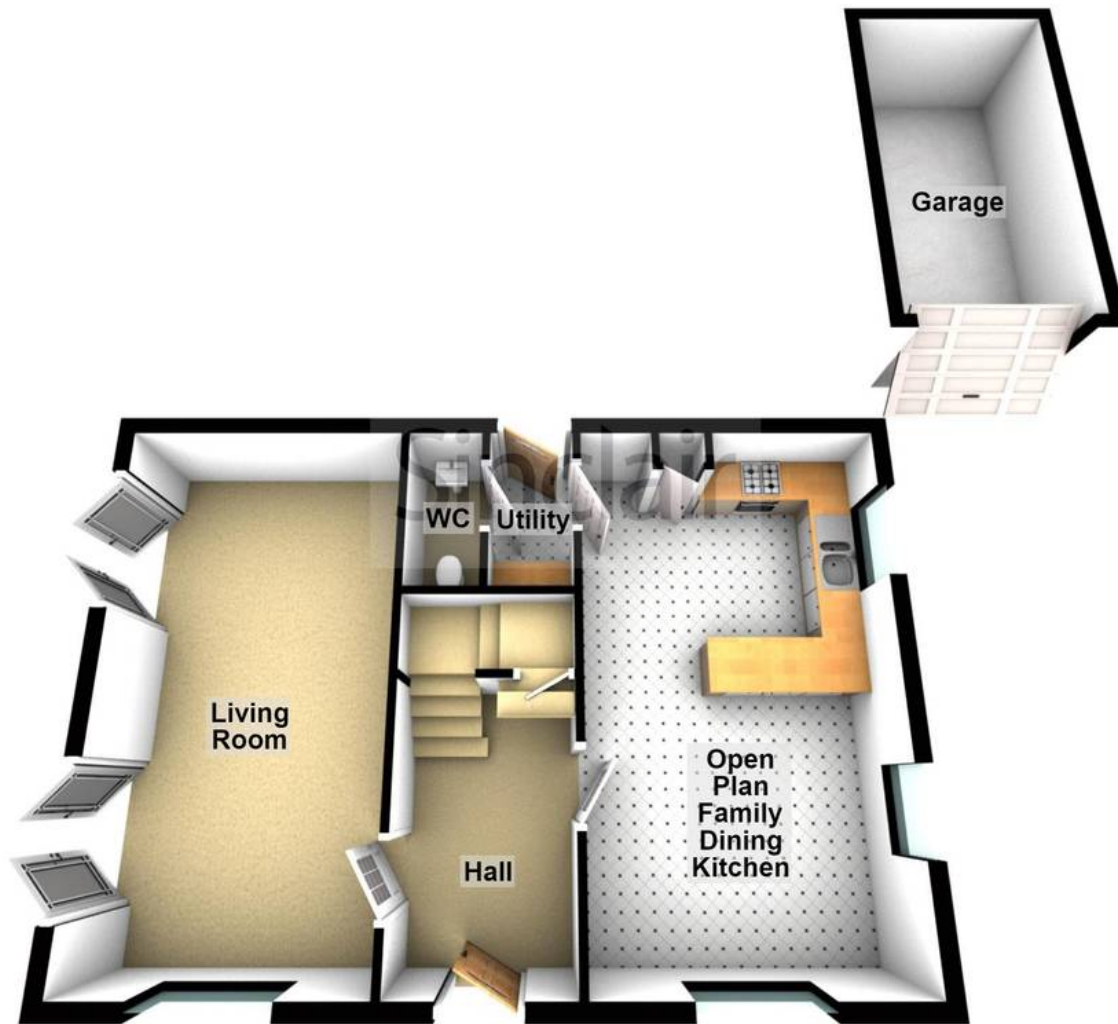




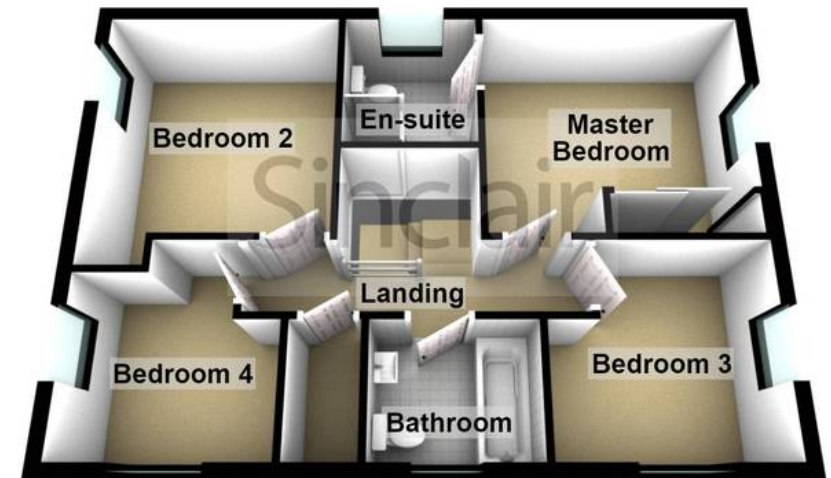




Ground Floor



First Floor





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