

Sinclair



41a Cumbrian Way, Shepshed

Loughborough

£202,950

41a Cumbrian Way

Shepshed, Loughborough

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two Double Bedrooms
- Large Driveway
- End Town House
- Sought After Location
- Ideal First Time Purchase/ Investment
- Private Rear Garden



Entrance Hall

4' 3" x 2' 11" (1.29m x 0.88m)

Entered through uPVC front door accessing the living room

Living Room

16' 0" x 9' 2" (4.87m x 2.79m)

Having a uPVC double glazed bay fronted window, timber effect flooring, stairs rising to the first floor, pendant light, radiator and access to the kitchen.

Kitchen

7' 4" x 12' 2" (2.24m x 3.70m)

Having a range of wall and base units, one and a half sink drainer unit, four ring hob with extractor fan above, space and plumbing for appliances. uPVC double glazed windows over looking the garden, timber effect flooring, under stair cupboard and uPVC door accessing the garden



First Floor Landing

Stairs rising to the first floor give way to two double bedrooms and bathroom. uPVC double glazed window to side, loft hatch (boarded with ladder) and storage cupboard housing the hot water cylinder.

Bedroom One

7' 10" x 12' 3" (2.39m x 3.74m)

Having uPVC double glazed windows to the front, built in wardrobes, pendant light and radiator.

Bedroom Two

8' 9" x 12' 6" (2.67m x 3.80m)

Having uPVC double glazed windows to the rear over looking the garden, pendant light and radiator.

Bathroom

6' 4" x 5' 11" (1.92m x 1.81m)

This three piece suite comprises low level flush wc, pedestal wash hand basin, panelled bath with shower over, chrome heated towel rail, extractor fan, inset downlights, tiled splashback and flooring.





REAR GARDEN

To the rear, a lawn area, with steps leading up to a raised decking area. The garden is fully enclosed by timber fencing with side gated access to the front.

DRIVEWAY

4 Parking Spaces

Tarmac and stone driveway providing off road parking for multiple cars.





Ground Floor



First Floor





Sinclair Estate Agents

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

01509 600610

shepshed@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/

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