

Sinclair



1 Fawcett Close, Shepshed

Loughborough

£224,950

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Shepshed, Loughborough

Modern two double bedroom semi-detached in Shepshed with living/dining room, kitchen, WC, bathroom, driveway, and private rear garden. Ideal for first time buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Double Bedrooms
- Driveway & Garden
- Modern Throughout
- Ideal First Time Purchase
- uPVC Double Glazing
- Downstairs WC



Entrance Hall

Entered through uPVC front door, access to kitchen, wc, living room and stairs rising to the first floor. Timber effect flooring, pendant lighting.

Kitchen

10' 1" x 6' 4" (3.08m x 1.92m)

Having a range of wall and base units, four ring gas hob with extractor fan above, electric oven, stainless steel sink drainer unit, built in dishwasher, tiled splashback, uPVC double glazed windows to front, tiled flooring, space and plumbing for appliances.

Living/dining Room

15' 2" x 14' 2" (4.62m x 4.32m)

Having uPVC double glazed French doors into the garden, pendant light, radiator and under stair storage cupboard.

WC

5' 4" x 2' 11" (1.62m x 0.89m)

Low level flush wc, vanity wash hand basin with tiled splashback, timber effect flooring, radiator and uPVC opaque double glazed windows.

Landing

Stairs rising to the first floor give way to two bedrooms and bathroom.

Bedroom

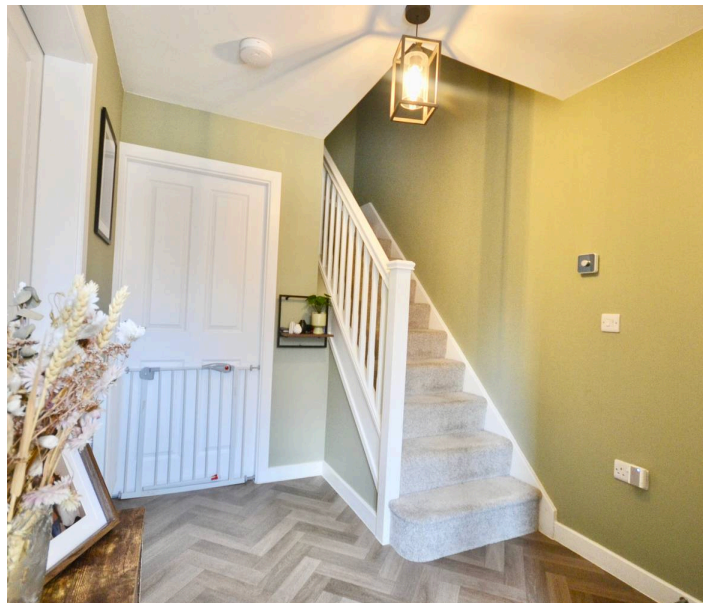
9' 6" x 14' 2" (2.89m x 4.33m)

uPVC double glazed windows to rear, pendant lighting and radiator.

Bedroom

10' 6" x 9' 3" (3.20m x 2.81m)

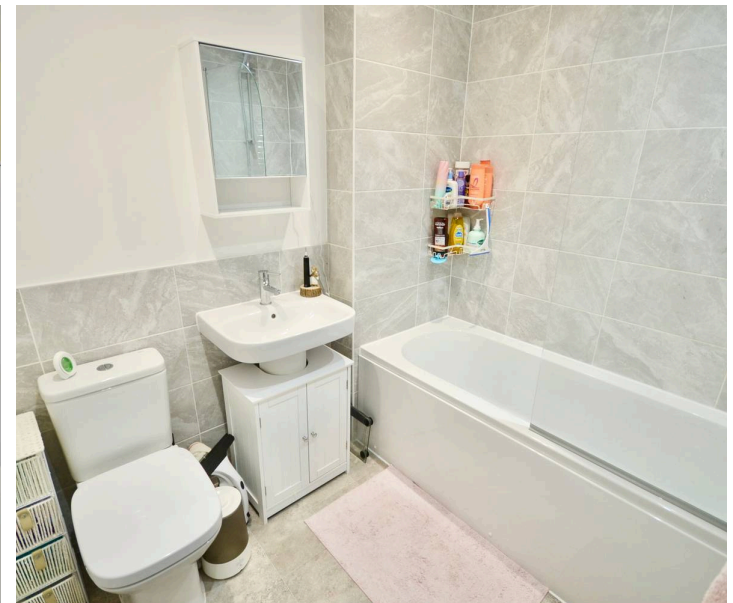
Having uPVC double glazed windows to front, storage cupboard, radiator and pendant lighting.



Bathroom

6' 4" x 7' 1" (1.93m x 2.16m)

This three piece suite comprises low level flush wc, pedestal wash hand basin, panelled bath with thermostatic shower over, tiled splashback, tiled effect flooring and extractor fan.



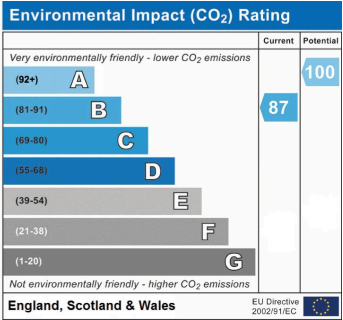
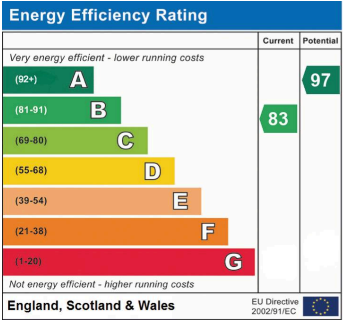


REAR GARDEN

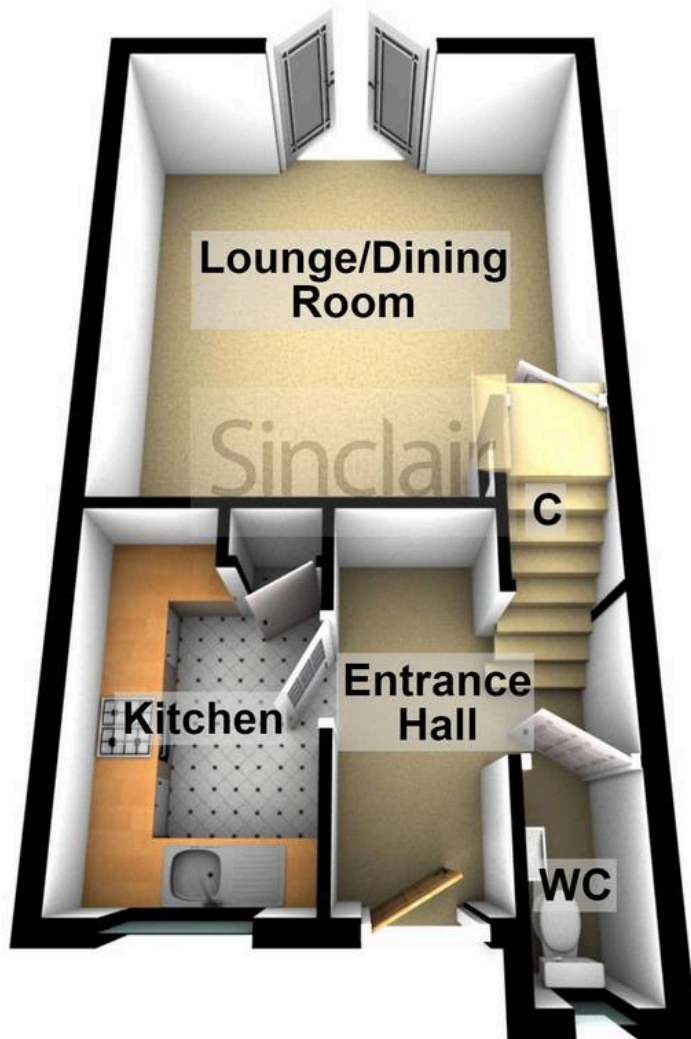
Mainly laid to lawn, patio seating area, timber shed and timber fence boundary.

DRIVEWAY

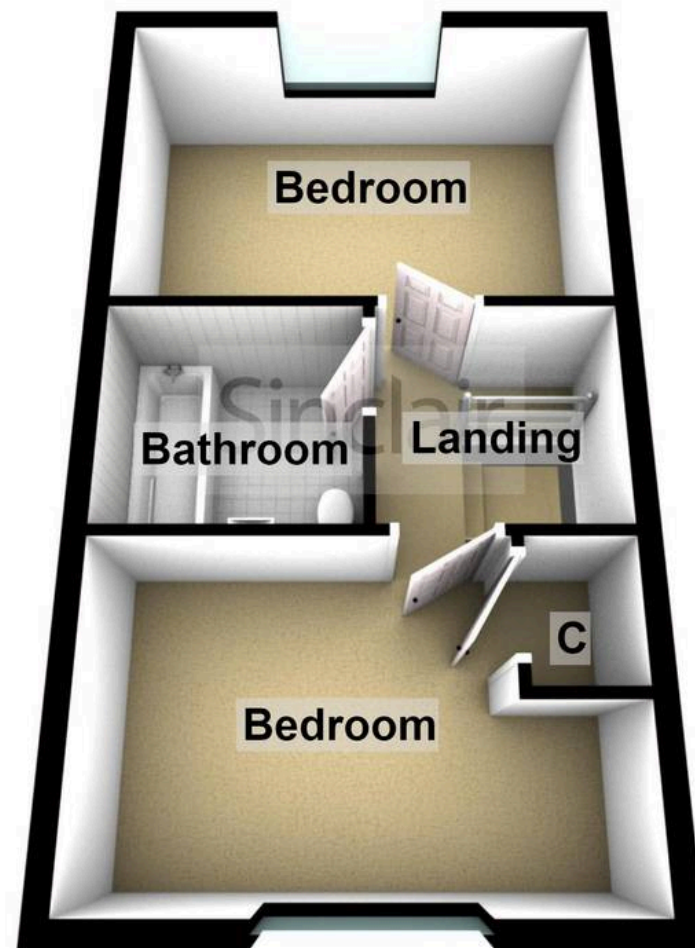
2 Parking Spaces



Ground Floor



First Floor





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