

Sinclair



6 Smithy Way, Shepshed

Loughborough

£280,000

6 Smithy Way

Shepshed, Loughborough

This three bedroom detached family home is situated back from the road with a pleasant out look, over the green space. In brief the property comprises hallway, kitchen, guest cloakroom, living/dining room and conservatory to the ground floor. To the first floor there is three double bedrooms and a bathroom. It also benefits from a driveway for multiple cars, garaging and a private garden to the rear. Early viewings are highly advised.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Double Bedrooms
- Detached Family Home
- Driveway & Garage
- Private Rear Garden
- Conservatory
- Gas Central Heating



Hallway

Entered through uPVC front door with access to the kitchen, living room and WC with stairs rising to the first floor.

Living room

10' 11" x 19' 9" (3.33m x 6.02m)

The living room has a stone effect hearth with a log burner, uPVC double glazed window to rear, uPVC French doors into the conservatory and two pendant lights.

Guest Cloakroom

Tile effect flooring, low level flush wc, wall mounted wash hand basin with tiled splashback and chrome heated towel rail.

Conservatory

9' 9" x 8' 4" (2.96m x 2.53m)

uPVC construction with uPVC double French doors out onto the garden and timber effect flooring.

Kitchen

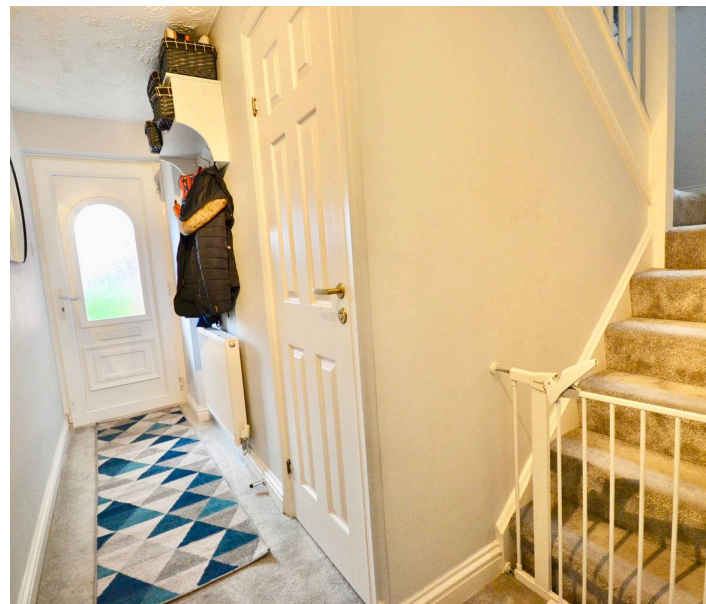
11' 8" x 7' 9" (3.56m x 2.37m)

Having a range of wall and base units, one and a half stainless steel sink drainer unit with swan neck tap, tiled splashback, built in dishwasher, space and plumbing for appliances. Also benefitting from wall mounted Worcester Combi gas fired boiler, built in fridge freezer, electric oven, four ring gas hob with extractor fan above, tile effect flooring and uPVC opaque glass door out to the garden.

Bedroom One

14' 3" x 10' 1" (4.35m x 3.07m)

Having uPVC double glazed window overlooking the garden, a range of built-in furniture, coving and loft hatch (ladder, boarding and lighting).



Bathroom

5' 8" x 9' 4" (1.73m x 2.85m)

Having a three-piece white suite, with a low-level flush WC, pedestal wash hand basin, panelled bath with electric shower over and tiled splashback. uPVC double glazed opaque window to the front, timber effect flooring, radiator, extractor fan and storage cupboard.

Bedroom Two

11' 5" x 9' 7" (3.48m x 2.91m)

Having uPVC double window overlooking the garden, radiator and pendant light.

Bedroom Three

8' 8" x 10' 0" (2.65m x 3.05m)

uPVC double glazed window overlooking the green to the front, pendant light, coving and radiator.



REAR GARDEN

To the rear there is a raised lawn area boarded by timber sleepers, a decked seating area, mature hedging and planted borders as well as a patio area and side gated access.

GARAGE

OFF STREET

DRIVEWAY









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/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.