

Sinclair

A photograph of a single-story brick house with a dark grey gabled roof. The house features a prominent dormer window with a white frame. The exterior walls are made of red brick. There are several white-framed windows and a central entrance door. The house is surrounded by a green lawn, a paved driveway, and some shrubbery. In the background, other similar houses are visible under a clear blue sky.

84 Leicester Road, Shepshed

Loughborough

Offers Over **£450,000**

84 Leicester Road

Shepshed, Loughborough

A truly superb three bedroom, detached family home occupying a large private plot (approximately 0.23 of an acre).

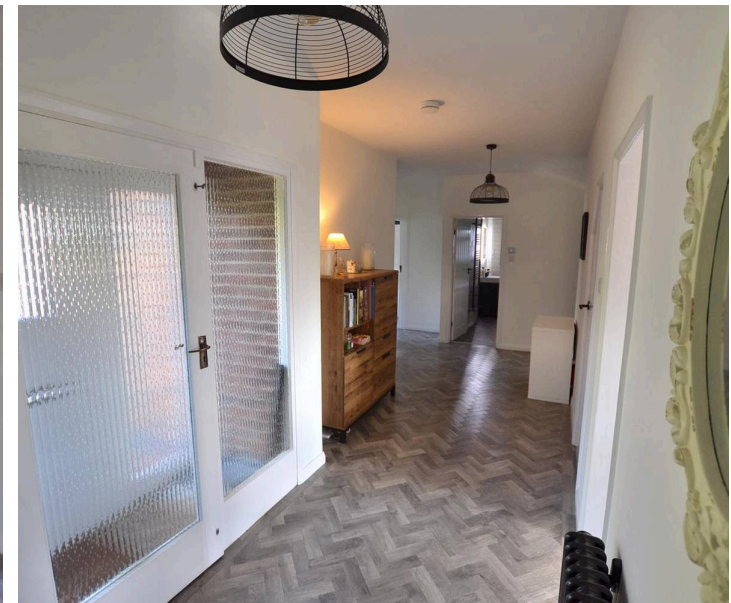
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Stylish Decor and Finish
- Ample Parking & Garaging
- Re-Fitted Bathrooms
- 0.23 of an Acre Garden
- Private Rear Gardens
- Super Individual Property



GROUND FLOOR

uPVC double glazed entrance door with adjacent windows through to the:

Entrance Porch

With door through to the reception hall.

Reception Hall

Offers a pleasant spacious welcome to the property with Herringbone Karndean Flooring and contemporary doors accessing the main living room, dining room, kitchen, two double bedrooms (one with en suite). Stairs accessing the first floor and re-fitted family bathroom. Two store cupboards, radiator and door accessing covered lobby, which in turn access the garden, the oversized garage and further store.

Living Room

12' 10" x 19' 9" (3.91m x 6.02m)

Dimensions: 6.02m x 3.91m (19'9 x 12'10). With feature fire place with hearth surmounted by a wood burner stove, uPVC double glazed window, radiator and uPVC double glazed sliding patio door overlooking and accessing the garden and patio area with awning.

Dining Room

9' 0" x 11' 3" (2.74m x 3.43m)

Dimensions: 3.43m x 2.87m (11'3 x 9'5). With uPVC double glazed french patio doors overlooking and accessing the garden, with patio area and awning. Built in cupboard, radiator and open access to the kitchen.



Kitchen

9' 5" x 11' 10" (2.87m x 3.61m)

Dimensions: 3.61m x 2.87m (11'10 x 9'5). The kitchen is fitted with a one and a half bowl single drainer sink unit with mixer tap over and cupboards under, with units to the wall and base, work surface and tiled surround, gas hob, double eye level oven and grill, dishwasher, uPVC double glazed window enjoying views over the garden, there is a chrome combination radiator and towel rail. Door accessing utility room.

Utility Room

Has plumbing for washing machine, space for a tall standing fridge/freezer, two uPVC double glazed windows.

Master Bedroom

11' 11" x 12' 11" (3.63m x 3.94m)

Dimensions: 3.94m x 3.63m (12'11 x 11'11). With uPVC double glazed window, radiator, door accessing the re-fitted en suite shower room.

En Suite Shower Room

With enclosed shower cubicle with drencher shower head and an additional shower head and hose. Low flush w.c. with concealed cistern and a vanity unit surmounted by a wash hand basin with cupboard under, heated towel rail, stylish part tiled walls and uPVC double glazed opaque glass window.

Bedroom Two

12' 0" x 14' 11" (3.66m x 4.55m)

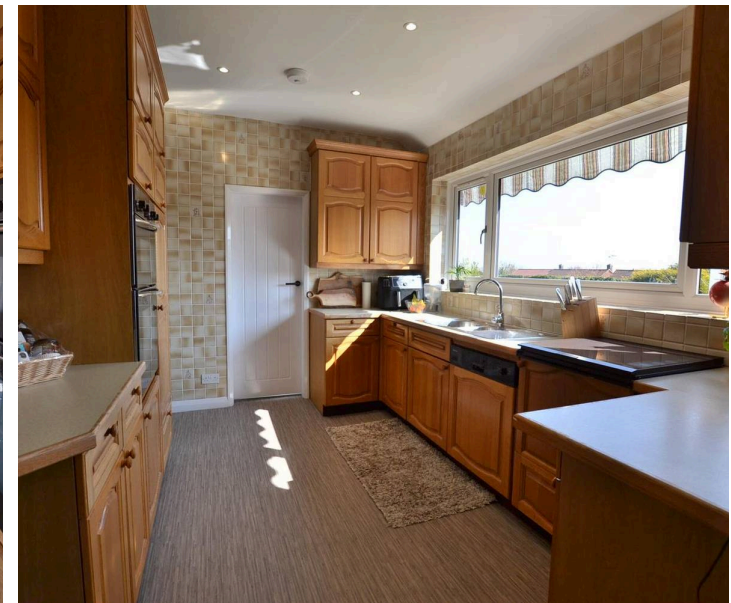
Dimensions: 4.55m x 3.66m (14'11 x 12'0). With uPVC double glazed window and radiator.

Family Bathroom

Beautifully re-fitted with free standing roll top bath with fitted wall fawcett over, a separate shower cubicle with matching brass style fittings, drencher shower head, shower and hose, there is a low flush w.c. and vanity unit surmounted by a wash hand basin with bar style mixer tap over and cupboards, heated towel rail and stylish fully tiled walls and uPVC double glazed opaque glass window.

FIRST FLOOR LANDING

On the first floor a landing gives way to further bedroom and access to the generously proportioned and boarded loft space. radiator and uPVC double glazed window.



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Bedroom Three

11' 8" x 13' 0" (3.56m x 3.96m)

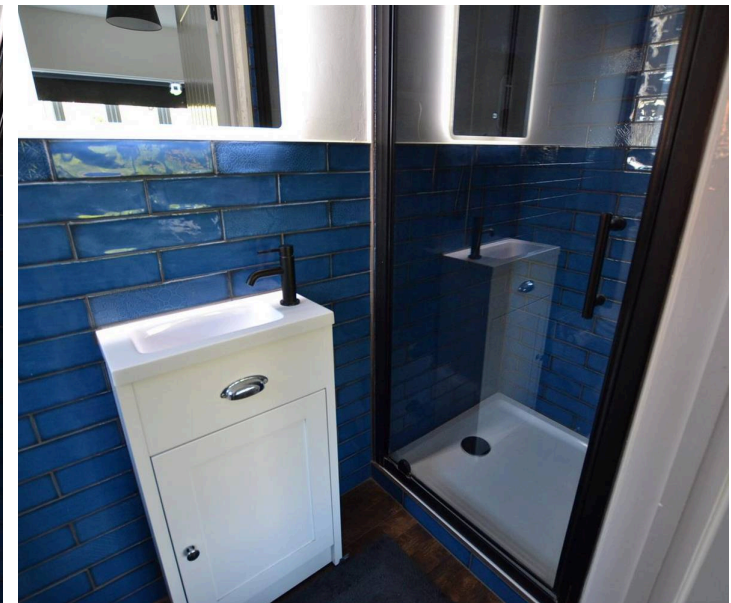
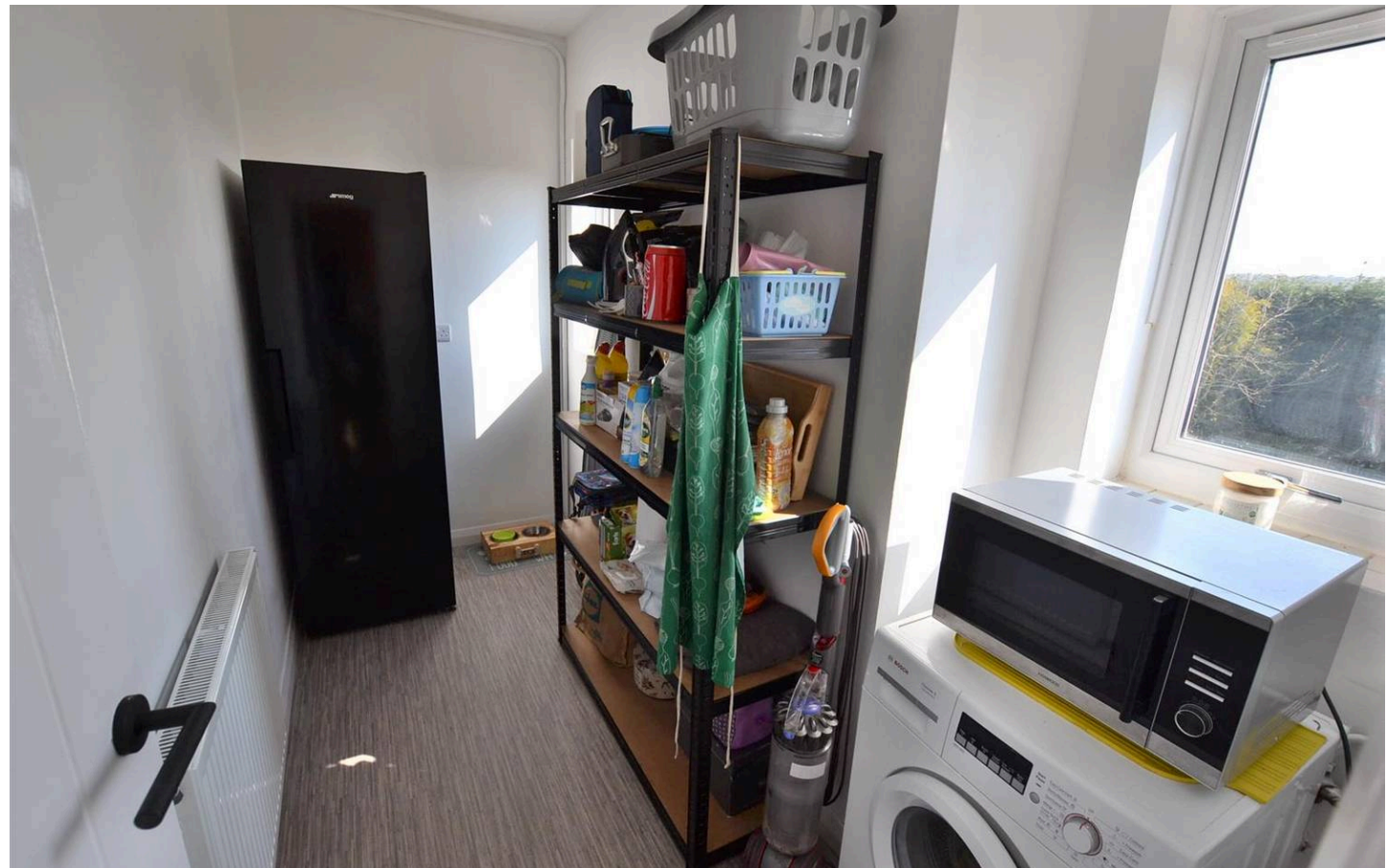
Dimensions: 3.96m x 3.56m (13'0 x 11'8). With uPVC double glazed windows to two elevations and radiator.

Loft space

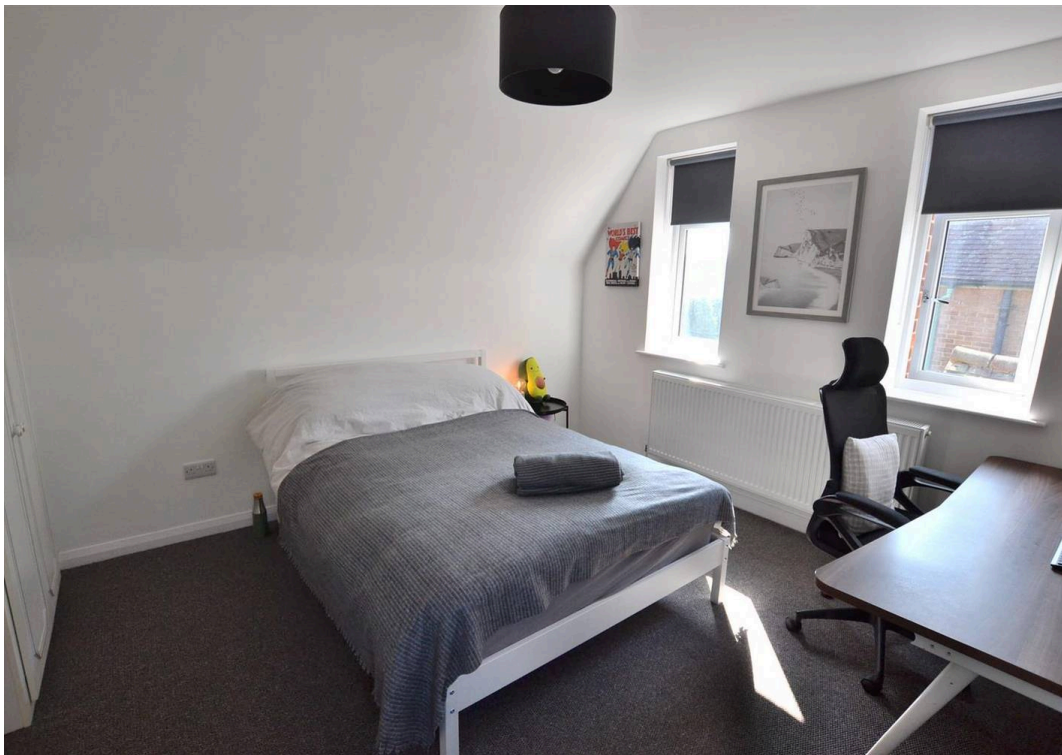
The boarded loft space offers excellent potential for further conversion (for example master bedroom with en suite) there is excellent head height, electric light and power and boarding for storage.

Garage

Dimensions: 5.49m x 3.30m (18'0 x 10'10). With a pitched roof, uPVC double glazed window and electric remotely operated up and over door, electric, light and power.

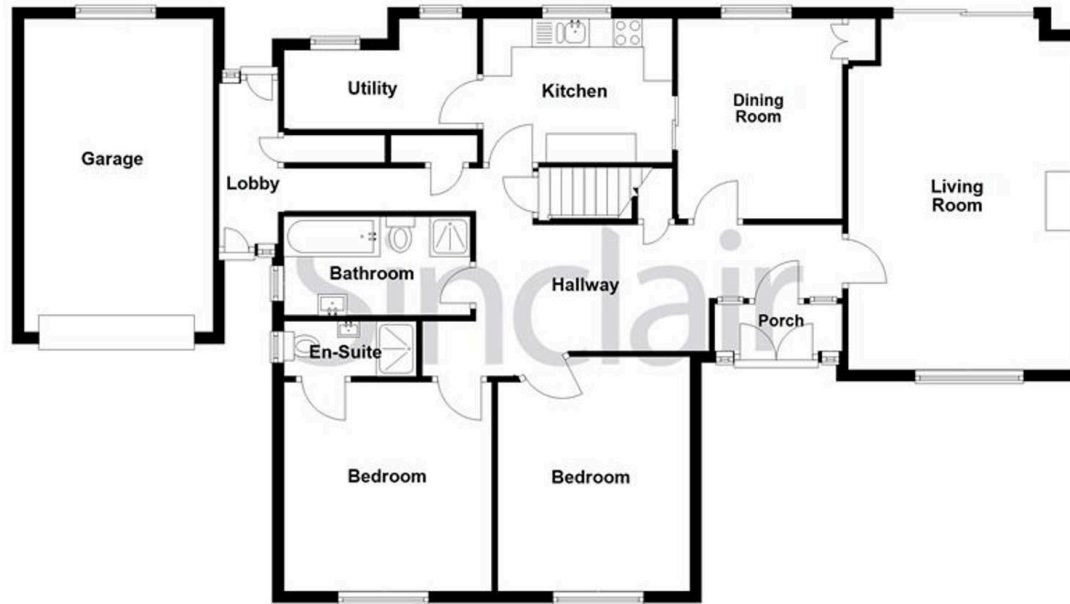




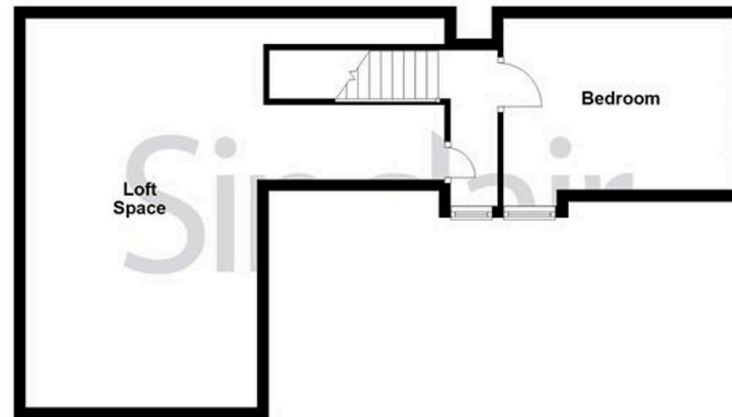




Ground Floor



First Floor





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