

# Sinclair



70 Iveshead Road, Shepshed

Loughborough

£365,000

# 70 Iveshead Road

Shepshed, Loughborough

Spacious 2-bed detached bungalow on Shepshed outskirts, accessible design, flexible layout, large driveway, garage, big garden, no upward chain.

Potential for a third bedroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Bedroom Bungalow
- Accessible Space
- Two Reception Rooms
- Possibility Of A Third Bedroom
- Large Driveway & Rear Garden
- Wet Room & Bathroom



### Entrance Hall

Entered through a uPVC front door with glass panelling and fob entry door system into the hallway. Access to loft hatch (which houses the boiler), wooden flooring throughout and giving access to all rooms.

### Dining Room/ Bedroom Three

10' 9" x 11' 8" (3.28m x 3.56m)

Having wooden flooring, uPVC double glazed window to front, electric blinds with double doors accessing the utility room.

### Utility Room

7' 3" x 7' 9" (2.21m x 2.36m)

Having tiled flooring, rolled edged worktops and uPVC double glazed window to front with electric blinds.

### Kitchen

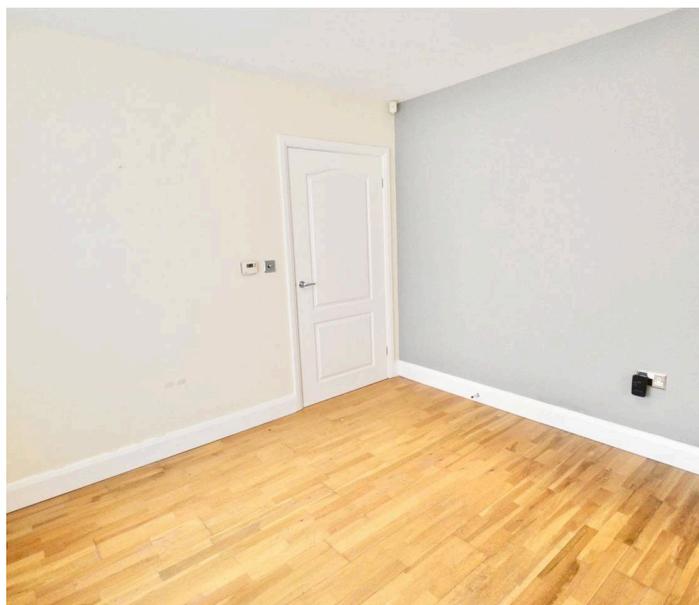
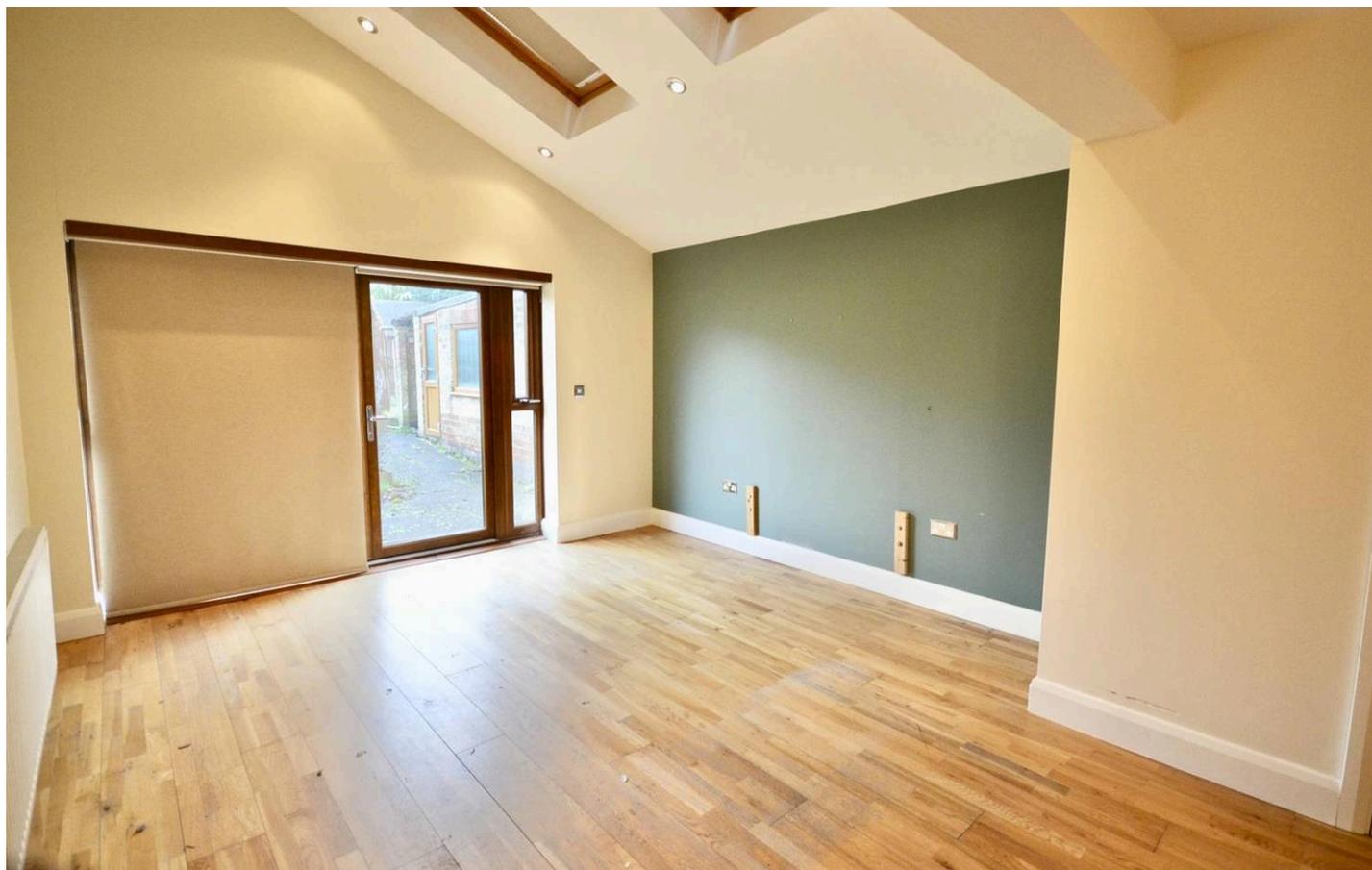
9' 2" x 10' 8" (2.79m x 3.25m)

Having a range of wall and base units, four ring hob with extractor above, electric oven, built-in dishwasher, sink and drainer unit, microwave, built-in fridge and freezer. Also having uPVC double glazed windows to front with electric blinds, tiled window sills and built-in plug points in the workspace.

### Living/Dining Room

20' 2" x 14' 4" (6.15m x 4.37m)

Continued wooden flooring, two Keylite roof windows, inset downlights, uPVC double glazed French doors with windows to either side out on to the garden and a log burner with tiled hearth.



### **Bathroom**

5' 9" x 7' 0" (1.75m x 2.13m)

This three piece suite comprises low level flush wc, pedestal wash hand basin, panelled bath with shower over, radiator, tiled floor, extractor fan and two double glazed uPVC windows to front.

### **Bedroom One**

An L shaped room (section one 16'3 x 10'7 front of wardrobes) (section two 12'3 x 12'5). Benefitting from built in sliding wardrobes, wooden flooring, two double glazed Keylite roof windows, uPVC double glazed patio doors out to the garden with electric blinds, inset downlights and access to the wet room.

### **Wet Room**

10' 5" x 7' 8" (3.18m x 2.34m)

Having tiled floors and walls, low level flush wc, wall mounted wash hand basin, thermostatic and extractor fan shower with floor drainage.

### **Bedroom Two**

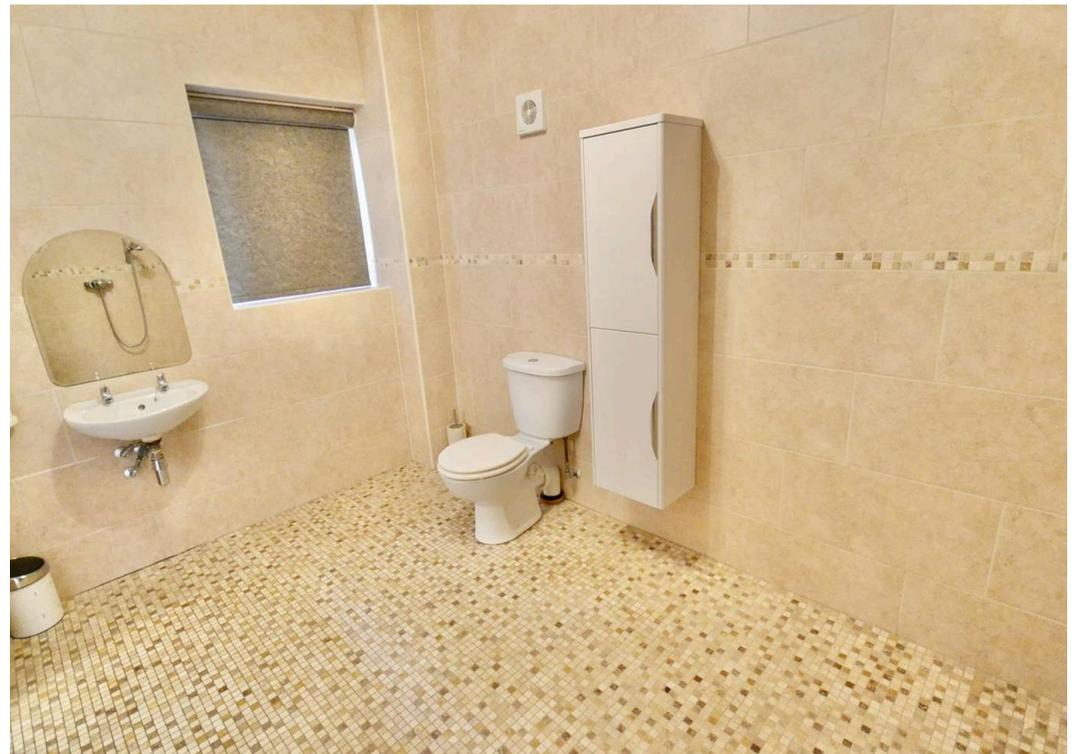
11' 4" x 9' 11" (3.45m x 3.02m)

Having uPVC double glazed window to rear, built in sliding wardrobes, loft hatch and continued wooden flooring.











# Ground Floor





## Sinclair Estate Agents

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

01509 600610

[shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/](http://www.sinclairestateagents.co.uk/)

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