



Sinclair

Moscow Lane, Shepshed

Loughborough

£475,000

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Shepshed, Loughborough

Immaculate detached bungalow with feature open plan living kitchen, en-suite, utility, workshops, garage, ample parking, and landscaped gardens with summer house in a sought-after location. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Stunning Open Plan Living Kitchen
- Much Sought After Location
- Master En-suite Bedroom
- Separate Utility Room
- Workshops & Stores
- Ample Parking
- Entertaining Garden Summer House



Hallway

Upvc double glazed entrance from the storm Porch accessing the main hallway. The hallway has LTV flooring and access to the living room, two double bedrooms (en-suite to master), home office/ occasional bedroom, family bathroom and a super open plan family, living/dining kitchen with utility room off.

Open Plan Family Living Kitchen

27' 11" x 15' 1" (8.51m x 4.60m)

(Minimum Measurement 3.65) The central hub of the home offering a stunning open plan space with room for dining and further sitting areas in addition to the well appointed kitchen with centre island. There is a lantern sky light window, upvc double glazed patio doors and windows which give plenty of natural light to the space and led mood lighting. The whole space has underfloor heating. The kitchen has space for a range oven, with extractor fan over, pull out larder style storage, ample cupboards to the wall and base, integrated fridge and dishwasher and versatile centre island with breakfast bar, storage under, an intergrated Freezer and a Wine Chiller and a granite worktop. There is a door accessing the utility room.

Utility Room

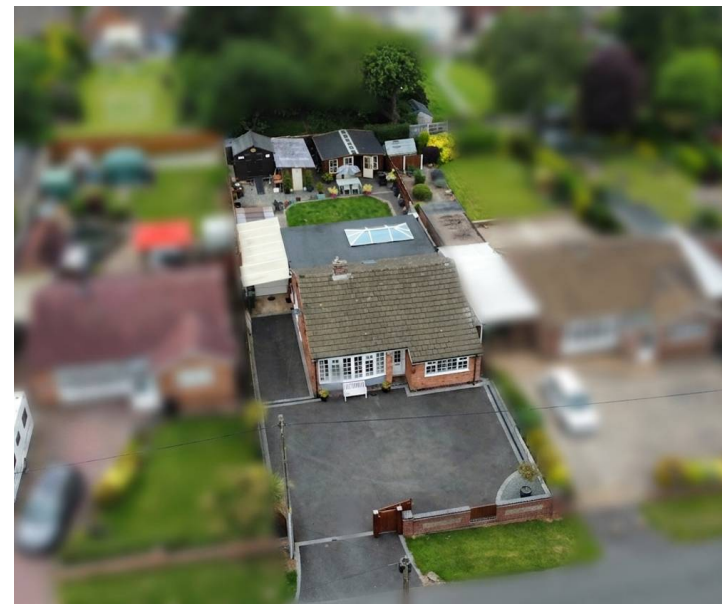
5' 9" x 7' 10" (1.75m x 2.39m)

Fitted units to the wall and base. Sink unit, wall mounted gas fed boiler, plumbing for washing machine and space for tumble dryer. Upvc double glazed door to outside and door to a useful cloaks/ storage cupboard.

Living Room

15' 8" x 12' 6" (4.78m x 3.81m)

Central fireplace , radiator and upvc double glazed windows.



Home office/ Occasional Bedroom

9' 7" x 6' 10" (2.93m x 2.09m)

A flexible room currently used as a home office with Velux sky light window. (Please note that the room measures 6.12 m2. Buyers should satisfy themselves if the intention is to use the room as a bedroom on a more permanent basis).

Bedroom One

17' 4" x 10' 10" (5.28m x 3.30m)

Well proportioned bedroom with upvc double glazed window, radiator and access to the en-suite.

En-suite

Fitted with a modern suite comprising double width shower cubicle with shower screening and thermostatic shower, a vanity unit surmounted by a wash hand basin and a low flush wc with concealed cistern. Upvc double glazed window.

Bedroom Two

10' 6" x 10' 6" (3.20m x 3.20m)

Upvc double glazed window and radiator

Bathroom

Fitted with a modern suite comprising double ended bath with thermostatic shower and shower screening, a vanity unit surmounted by a wash hand basin and a low flush wc with concealed cistern. Upvc double glazed window.





FRONT GARDEN

The property is set behind a brick and gated boundary, leading to the driveway which provides ample parking for a number of vehicles and additional space for a caravan/ motorhome.

GARDEN

The rear garden enjoys a private rear tree lined aspect and has patio and lawned areas. There are various timber built stores/ workshops and a fantastic garden room/ summer house. The garden room/ summerhouse measures 4.80m x 4.81m - Ideal for entertaining and used as a games room with bar area. There is an outside tap and electric point.

DRIVEWAY

6 Parking Spaces

The driveway offers ample parking and can also accommodate caravan/ motorhome.

GARAGE

Single Garage

Double doors, electric light and power.

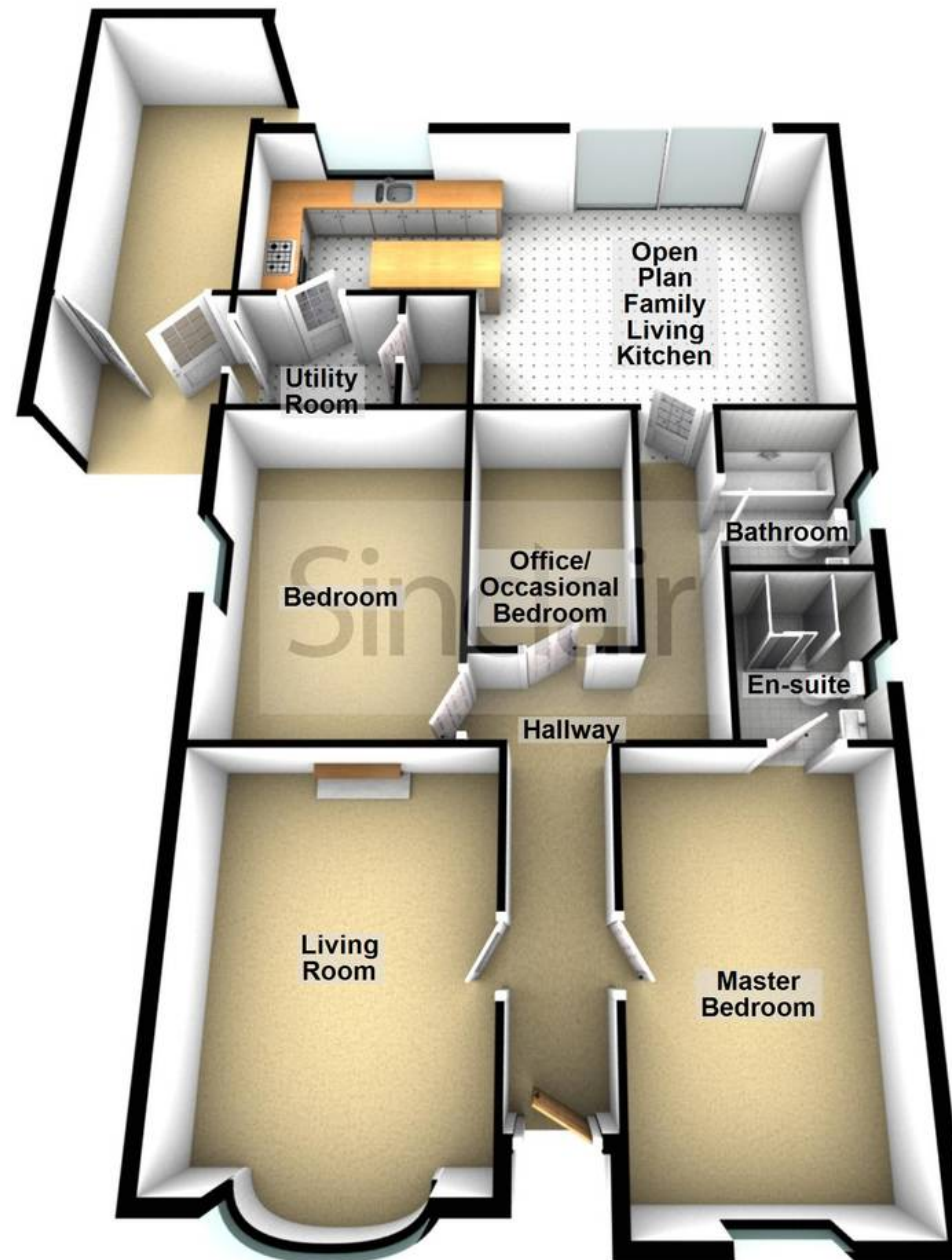








Ground Floor





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