

Sinclair



36 The Lant, Shepshed

Loughborough

Offers in Region of **£147,500**

Living Room

10' 11" x 12' 0" (3.33m x 3.66m)

Entered through a front door into the living room with a marble effect fireplace, coving, uPVC double glazed window to the front and pendant light.

Kitchen

11' 10" x 12' 0" (3.61m x 3.66m)

Having a range of wall and base units, built in oven and grill, four ring electric hob with the extractor fan above, tiled splashback, stainless steel sink drainer unit, uPVC double glazed window overlooking the garden, timber effect flooring, stairs to the first floor and a under stair storage cupboard.

Utility Room

9' 1" x 7' 1" (2.77m x 2.16m)

uPVC double glazed windows to side, uPVC opaque glass panelled door accessing the garden, pendant lighting and radiator.

WC

7' 8" x 4' 7" (2.34m x 1.40m)

Comprising a low level of flush WC, vanity wash hand basin with cupboards underneath, tiled splashback, uPVC window side, radiator, timber laminate flooring and extractor fan.



36 The Lant

Shepshed, Loughborough

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Double Bedrooms
- No Upward Chain
- Terraced Property
- Close To Amenities
- Downstairs WC
- In Need Of Modernisation



Bedroom

10' 11" x 12' 0" (3.33m x 3.66m)

uPVC double glazed windows to the front, storage cupboard over the stairs, pendant light and radiator.

Bedroom

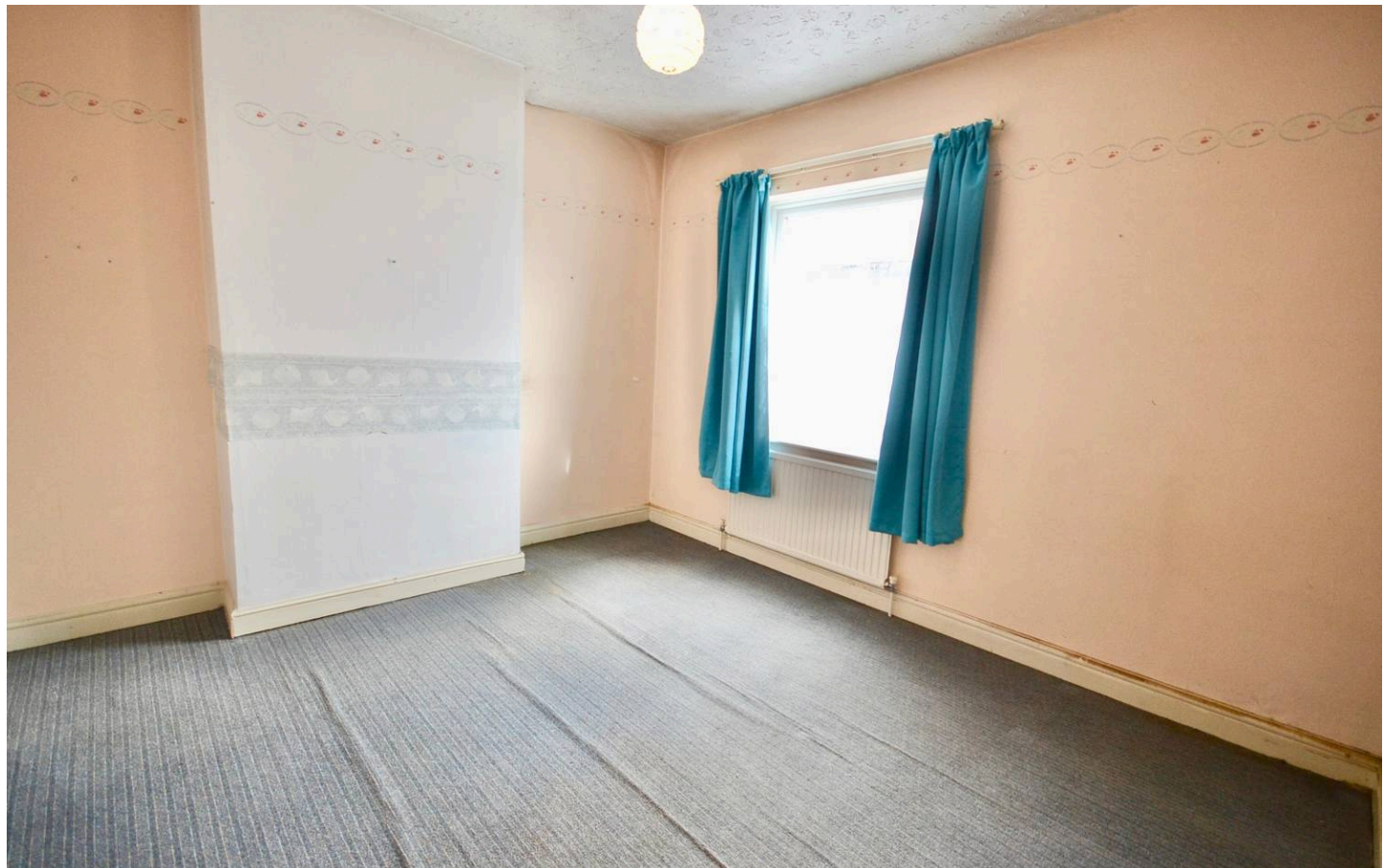
12' 0" x 12' 0" (3.66m x 3.66m)

Having a uPVC double glazed window to the rear, access to the bathroom, pendant light and radiator.

Bathroom

9' 1" x 7' 1" (2.77m x 2.16m)

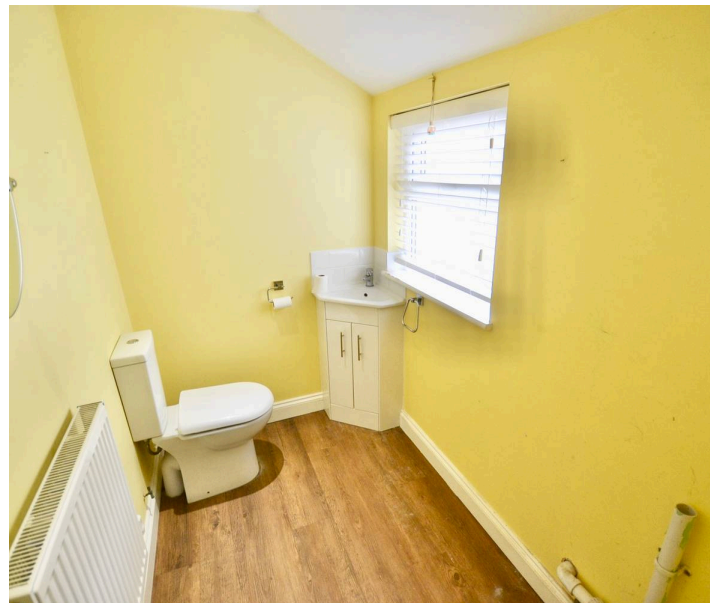
Three piece suite comprising vanity hand wash basin with cupboards underneath, low level flush WC, shower enclosure with tiled splashback and thermostatic shower over, storage cupboard, chrome heated towel rail, uPVC double window overlooking the garden, tile effect vinyl flooring and a step down into the bathroom.





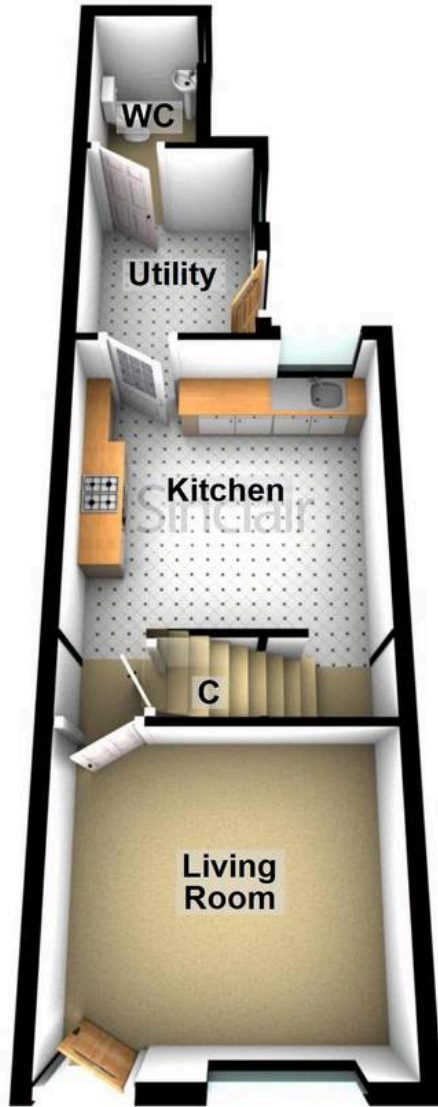
REAR GARDEN

The property features a good-sized, enclosed rear garden, mainly laid to lawn with a paved patio area. There is a pathway leading to the rear, there is an easement along the rear of the property. The garden is bordered by fencing and shrubs.

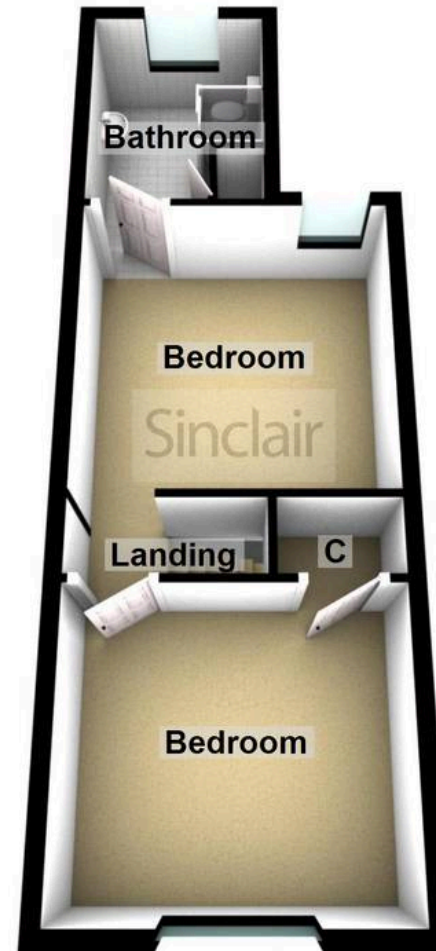




Ground Floor



First Floor





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