



# Sinclair

70 Iveshead Road, Shepshed, Leicestershire, LE12 9ER

£365,000

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## Property at a glance

- Two Bedroom Bungalow
- Two Reception Rooms
- Large Driveway & Rear Garden
- Council Tax Band\*: C
- Accessible Space
- Possibility Of A Third Bedroom
- Wet Room & Bathroom
- Price: £365,000

## Overview

Situated on the outskirts of Shepshed, this spacious two bedroom detached bungalow offers an accessible space as it has been thoughtfully designed to be accessible for disabled individuals. In brief the accommodation comprises an entrance hall, dining room, utility room, living/dining room, kitchen, bathroom, two bedrooms and a wet room. There is also the possibility of turning the dining/utility room into a third bedroom. Externally the property benefits from a large driveway providing ample off road parking, store/garage and a large rear garden. It is also offered to the market with no upward chain. EPC Rating tbc.

## Location\*\*

Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; Oxley, St Botolph's, Newcroft and St Winefride's. Secondary schools; Hind Leys Community College and Shepshed High School. There are a number of sports teams including Shepshed Dynamo FC, Shepshed RFC and two cricket clubs. It is a well serviced town with an ASDA, Tesco Express, a number of local stores, restaurants/pubs and takeaways. Shepshed has excellent transport links located adjacent to junction 23 of the M1. Nearest Airport: East Midlands (7.4 miles). Nearest Train Station: Loughborough (5.5 miles) Nearest Town/City: Loughborough (5.3 miles)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

### 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

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

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

### Utility room

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

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

### Kitchen

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

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 workface.

### Living/Dining Room

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

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

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

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

(section one 16'3 x 10'7 front of wardrobes) (sect

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

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

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

### Bedroom Two

9'11 x 11'4 (14'1 max) (3.02m x 3.45m (4.29m max))

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

## OUTSIDE

To the front there is a large paved driveway with a hedged boundary, paved ramp leading to the pavement. Side gated access to the garden.

To the rear there is a patio area with a paved path through to the rear. Lawn to either side of the path with an array of mature shrubs and trees. Store/Garage has two uPVC doors and a uPVC double glazed window to the side.

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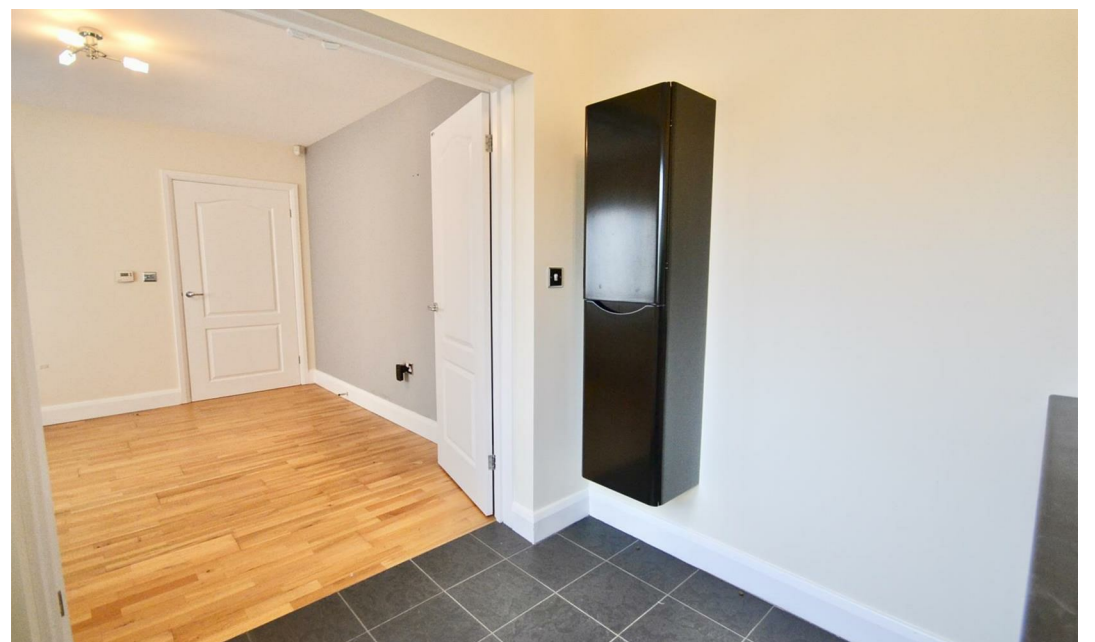
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

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## Referral Fee Disclosure

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## Thinking of Selling?

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