



**Radnor Drive, Shepshed**

Loughborough, Leicestershire, LE12 9SA



# Radnor Drive, Shepshed Loughborough, Leicestershire, LE12 9SA

£275,000

NO CHAIN! Occupying a desirable cul de sac position on road where properties rarely become available, fall in love with this much improved bay fronted two bedroom semi detached bungalow having undergone a program of refurbishment and must be viewed in person to truly appreciate the size and finish of the accommodation on offer. Boasting an upgraded central heating boiler (Fitted 2021), a partial re-wire and re-plastered walls throughout, the re-decorated well proportioned accommodation offers an entrance porch and hall, lounge with french doors to a 15' conservatory with access to a store currently being used to house the tumble dryer and freezer, breakfast kitchen, two double bedrooms (both with replaced double glazed windows fitted in 2021) and a re-fitted contemporary bathroom. The plot offers parking to the front with a garage and garden at the rear. An early viewing is strongly recommended to avoid disappointment.

## Accommodation

Side entrance door opens into the:

### Entrance Porch

Presented with wood effect flooring, the entrance porch offers a built in cupboard housing the consumer unit and electric meter with an upgraded glazed door leading to the:

### Entrance Hallway

Giving access to the majority of the accommodation, the entrance hall offers continuation of the replaced wood effect flooring from that of the porch. With a hatch to the loft space, re-plastered and decorated walls and a central heating radiator.

### Lounge

15'2" x 12'0" max (4.63m x 3.68m max)

Positioned around a feature fireplace with an inset electric log burner, the re-plastered and re-decorated reception room is presented with carpet flooring and offers a central heating radiator with decorative cover, TV point and french doors (fitted 2021) opening into the:



### Conservatory

8'5" max x 15'5" max (2.57m max x 4.72m max)

A particular selling feature of the accommodation is the conservatory, a fantastic addition to the accommodation providing additional living space, with a contemporary styled panel radiator, views of the rear garden, door to the garden and access to a useful store.

### Store

3'4" x 5'2" (1.03m x 1.60m)

Accessed via the conservatory, the presented owners are using this space for storage and to house their freezer and a tumble dryer, with a window to the rear elevation, characterful tiled flooring and the gas meter.

### Breakfast Kitchen

10'4" x 10'11" max (3.15m x 3.33m max)

Fitted with a range of wall mounted and base units with complementary roll edge wood effect work surfaces over and tiled splashbacks. Features include an upgraded inset 1.5 sink and drainer with mixer tap, cooker (included) with fitted extraction hood above, space for an under counter fridge and plumbing for washing machine. Affording space for a table and chairs, there is a central heating radiator, built in useful shelving and a window to the side elevation.

### Bedroom One

12'6" not into bay x 11'11" max (3.82m not into bay x 3.65m max)

Enjoying light provided by a walk in bay window to the front elevation (Replaced in 2021), bedroom one is a larger than normal double with carpet flooring, re-plastered walls and a central heating radiator with decorative cover.

### Bedroom Two

11'7" x 10'11" (3.54m x 3.33m)

Another re-plastered and decorated comfortable double room with a replaced window to the front elevation (re-fitted in 2021), carpet flooring, TV point and a central heating radiator with a decorative cover. The present owners currently use this room as a snug.

### Re-fitted Contemporary Bathroom

6'4" x 7'0" (1.95m x 2.14m)

Another particular selling feature of the accommodation is the bathroom re-fitted with a contemporary three piece suite comprising a bath with rainfall shower over, screen and complementary brick effect tiled surrounds, pedestal wash hand basin with hot and cold taps and a wc, with partly wooden panelled walls, obscure window to the side elevation, traditional styled towel radiator and a built in airing cupboard housing the upgraded central heating 'Ideal' combination boiler fitted in 2021.

### Outside

Occupying a desirable cul de sac position, the plot offers a paved driveway to the front providing off road parking and gated access to the rear which in turn gives access to a single garage. The rear gardens is mainly laid to lawn with a seating area and a variety of plants and shrubbery to some borders. The bungalow also benefits from having an outside socket to the front and rear as well as an outside tap to the side.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.



### Need Independent Mortgage Advice?

We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. He can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

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### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

### Please Be Advised

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an employee at Newton Fallowell Estate Agents.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



