

Sinclair



42 Ring Fence, Shepshed

Loughborough

£175,000

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Offered with no upward chain this two bedroom bungalow offers ease of access to the town centre and amenities and benefits from uPVC double glazed windows, gas central heating and has been redecorated throughout. The property has also has upgraded electrics and new consumer unit. The accommodation in brief comprises an entrance porch with storage, living room, breakfast kitchen, conservatory, inner hall, two bedrooms and a shower/wet room. Outside the front of the property is a driveway providing off-road parking and a garden to the rear with storage sheds and a private rear aspect. EPC RATING C.

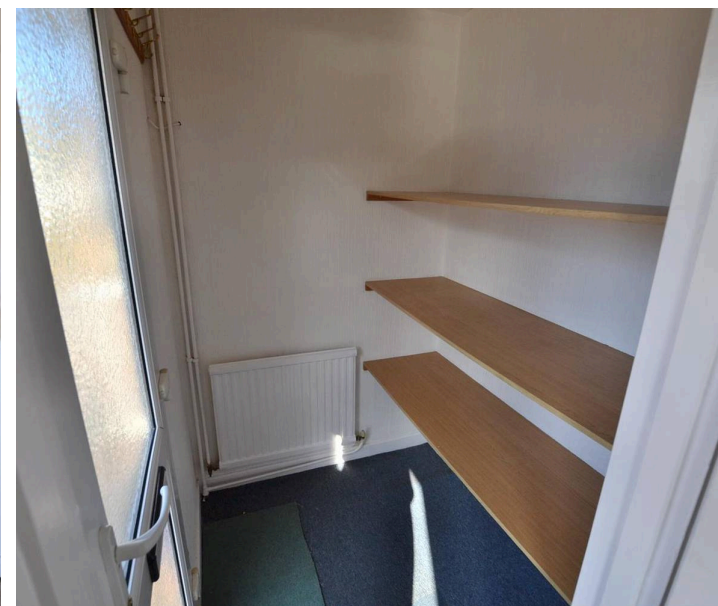
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedrooms
- Conservatory
- uPVC Double Glazing
- No Upward Chain
- Gas Central Heating
- Upgraded Electrics and Consumer Unit
- Redecorated Throughout



DETAILED ACCOMMODATION

There is a uPVC double glazed entrance door through to the entrance porch.

Entrance Porch

Has fitted shelving, radiator and a door accessing the living room.

Living Room

Dimensions: 3.91m x 2.67m (min measurements) (12'10 x 8'9 (min). There is a uPVC double glazed window, radiator and a door accessing the breakfast kitchen.

Breakfast Kitchen

Dimensions: 3.33m x 2.72m (10'11 x 8'11). There is a single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, roll edge work surface and tiled surround. There is a gas and electric cooker point, plumbing for a washing machine, radiator, wall mounted combination gas fed boiler, uPVC double glazed window overlooking the garden and door accessing the conservatory. There is a further door accessing the inner hallway and a built in pantry/meter cupboard.

Conservatory

Dimensions: 2.49m x 2.21m (8'2 x 7'3). There is a brick built base and uPVC double glazed construction, tiled flooring, radiator, electric light and power with a door accessing the rear garden.

Inner Hallway

The inner hallway gives access to two bedrooms and a shower/wet room and a loft access hatch.

Bedroom One

Dimensions: 3.96m x 3.33m max 2.16m min (13' x 10'11 max 7'1 m. uPVC double glazed window, radiator and built in wardrobe/cupboard.



Bedroom Two

Dimensions: 3.38m x 2.16m (11'1" x 7'1"). uPVC double glazed window, radiator.

Shower/ Wet Room

Has a shower area with tiled surround, low flush WC and wash hand basin. There is a heated towel rail, uPVC double glazed opaque glass window.

Special Note To Purchasers

It should be noted by prospective purchasers that the property is currently going through probate and an exchange and completion will not be possible until probate has been granted.





REAR GARDEN

To the rear of the property is a gravelled seating area with two timber built sheds beyond and central pathway accessing the main lawned garden. There is timber screened fencing to the boundaries. The garden enjoys a private rear aspect.

DRIVEWAY

2 Parking Spaces

To the front of the property there is a driveway providing off road parking.



Ground Floor





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