

Sinclair



20 Belvoir Way, Shepshed

Loughborough

Offers Over £254,500

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Shepshed, Loughborough

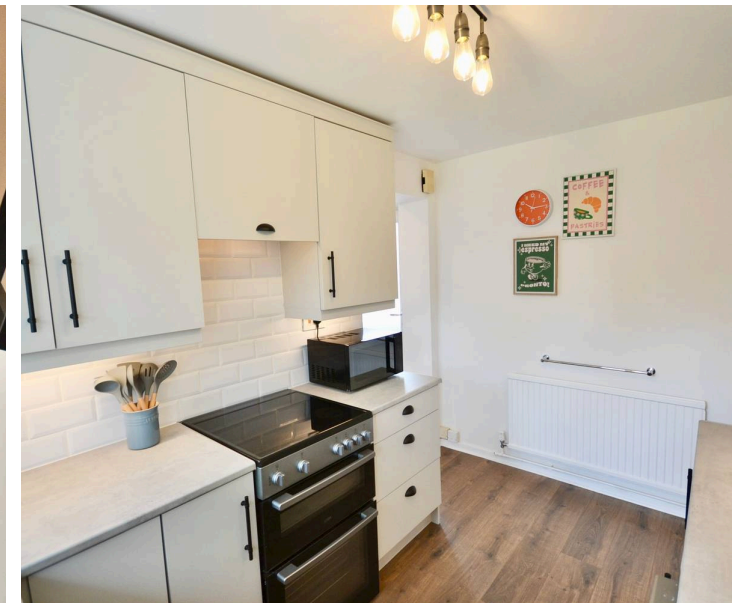
Modern three bedroom semi-detached home in a cul-de-sac with extended ground floor, private rear garden, driveway, garage, and views over cemetery. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Cul-De-Sac Setting
- Extended Ground Floor
- Three Bedrooms
- Private Rear Aspect
- Two Reception Rooms
- Driveway & Private Rear Garden



Entrance Hall

Entered through a uPVC opaque glass front door, storage cupboard, radiator and stairs rising to the first floor.

Living Room

12' 9" x 13' 7" (3.88m x 4.14m)

Having uPVC double glazed windows to front, pedant light, wall lighting, coving and radiator.

Dining Room

10' 9" x 8' 7" (3.28m x 2.61m)

Having timber effect laminate flooring, radiator, uPVC double glazed door and window to rear.

Kitchen

11' 3" x 7' 8" (3.43m x 2.33m)

Having a range of wall and base units, space and plumbing for appliances, one and a half stainless steel sink drainer unit, tiled splashback, extractor fan above the electric four ring hob and electric oven, radiator. Also benefiting from a uPVC double glazed window over looking the garden.

Inner Lobby

Continued timber effect flooring through to the inner lobby giving access to the garden via a uPVC door, downstairs wc and garage.

WC

Comprising a low level flush wc, vanity wash hand basin with tiled splashback, extractor fan, uPVC double glazed opaque window to side and heated towel rail.

First Floor Landing

Stairs rising to the first floor give way to three bedrooms, bathroom, airing cupboard and loft hatch (ladder & boarded).



Garage

21' 4" x 10' 2" (6.49m x 3.10m)

Wall mounted gas fired boiler, space and plumbing for appliances, light and electric, up and over door, single glazed window to rear and side. Potential to convert to an annex, open plan kitchen/diner or workspace. Door to rear.

Bedroom One

12' 7" x 9' 9" (3.83m x 2.98m)

Bedroom one has uPVC double glazed windows to the front, pendant light, radiator, a range of built-in wardrobes and cupboards.

Bedroom Two

11' 2" x 8' 8" (3.40m x 2.64m)

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

Bedroom Three

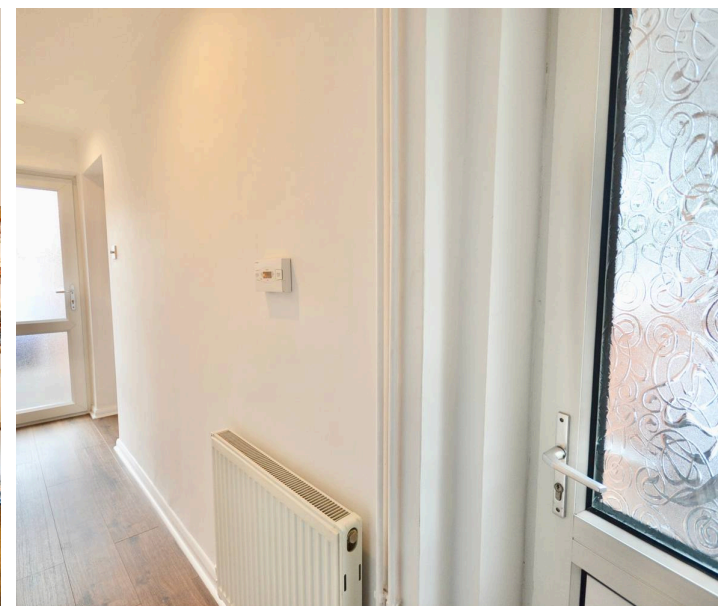
9' 1" x 6' 6" (2.77m x 1.97m)

Having a uPVC double glazed window to the front, radiator, pendant light and a built in cupboard.

Bathroom

5' 6" x 7' 9" (1.67m x 2.35m)

This three-piece suite comprises, a low level flush WC, floating vanity wash hand basin with mixer tap, shower enclosure with thermostatic shower over, Italian made tiles throughout, uPVC double glazed opaque windows two rear, chrome heated towel rail, wired LED mirror, extractor and tiled flooring.





FRONT GARDEN

REAR GARDEN

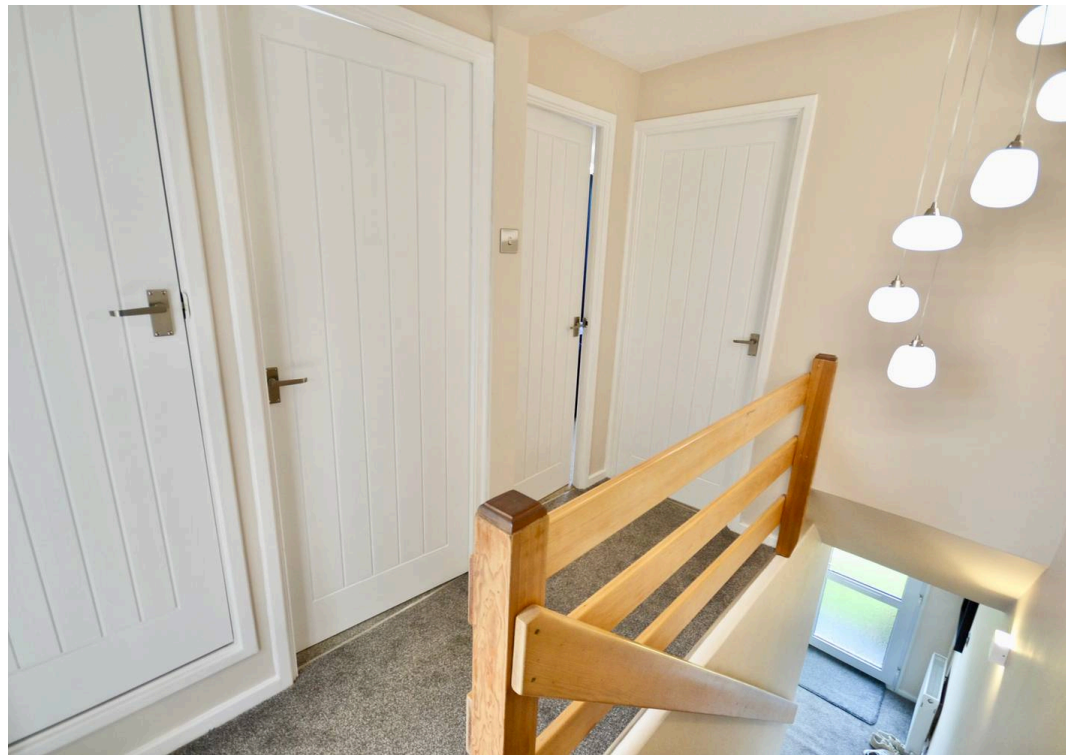
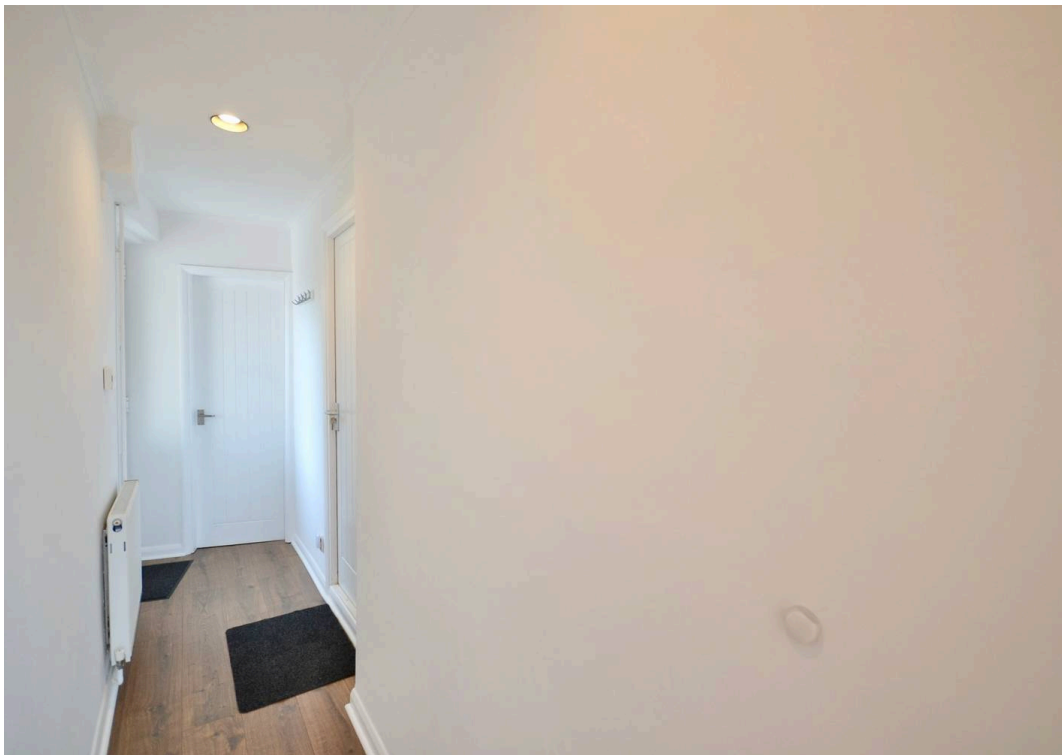
The rear garden is mainly laid to lawn, a host of shrubs and bushes creating a quiet and private space. Steps up to the lawn with the paved path leading to a patio area at the back of the garage.

DRIVEWAY

3 Parking Spaces

Ample parking for multiple vehicles.





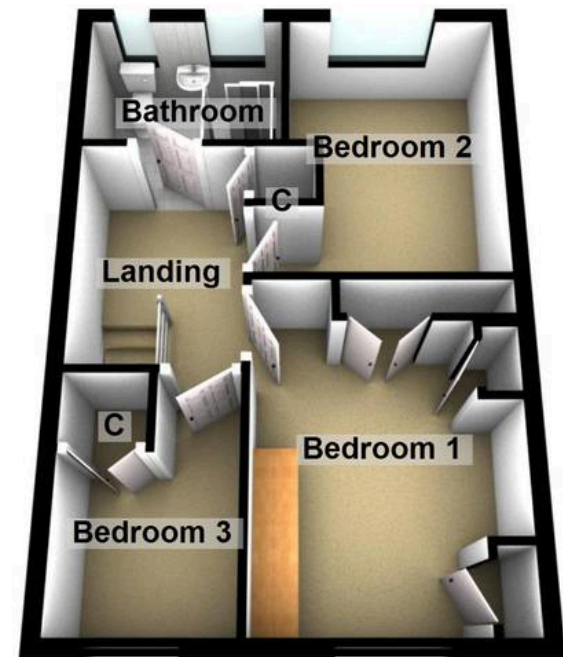




Ground Floor



First Floor





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