

Sinclair

4 Highfields Close, Shepshed

Loughborough

Offers in Region of £318,000

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Shepshed, Loughborough

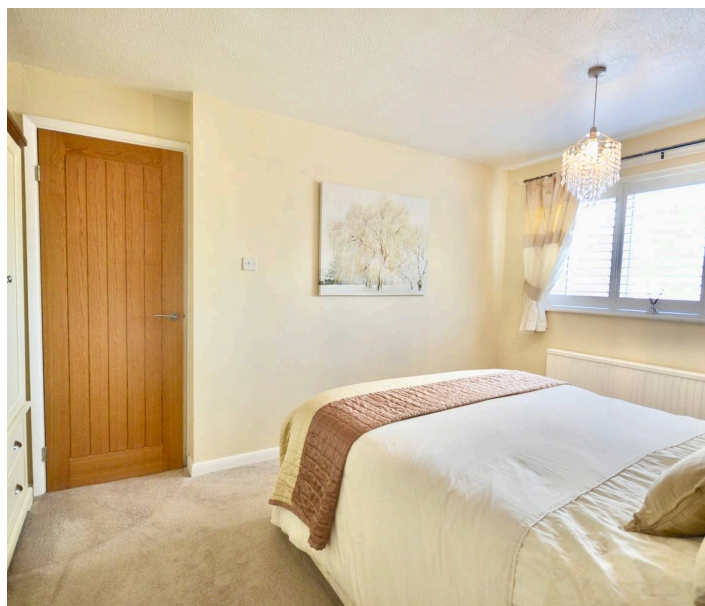
Beautifully maintained 3-bed detached home with spacious living areas, high-quality finishes, driveway, detached garage, and low-maintenance garden. Recently fitted Worcester boiler. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Family Home
- Beautifully maintained Throughout
- Three Good Sized Bedrooms
- Worcester Combi Boiler 2024
- Driveway & Detached Garage
- Open Plan Living Area



Entrance Hall

The entrance hall has timber effect flooring, access to all ground floor rooms, uPVC double glazed window to side and stairs rising to the first floor.

Living Room

13' 6" x 9' 11" (4.11m x 3.02m)

Having uPVC double glazed windows to the front, built in shutter blinds, new media wall, pendant light, coving and opening into the dining room.

Dining Room

13' 5" x 9' 1" (4.09m x 2.77m)

Having coving, Hive heating control, pendant light, opening up to the conservatory.

Conservatory

11' 0" x 12' 6" (3.35m x 3.81m)

The conservatory has uPVC double glaze windows to this surround, uPVC double glazed French doors out into the garden, inset downlights and timber laminate flooring.

Kitchen

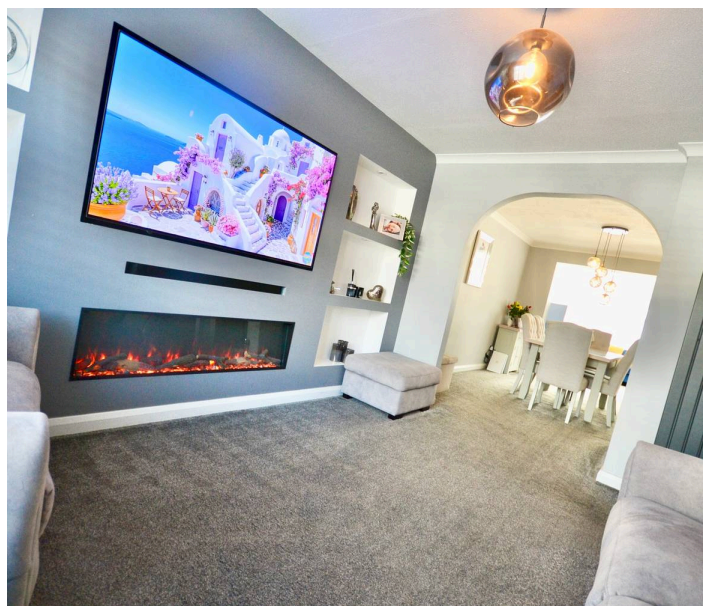
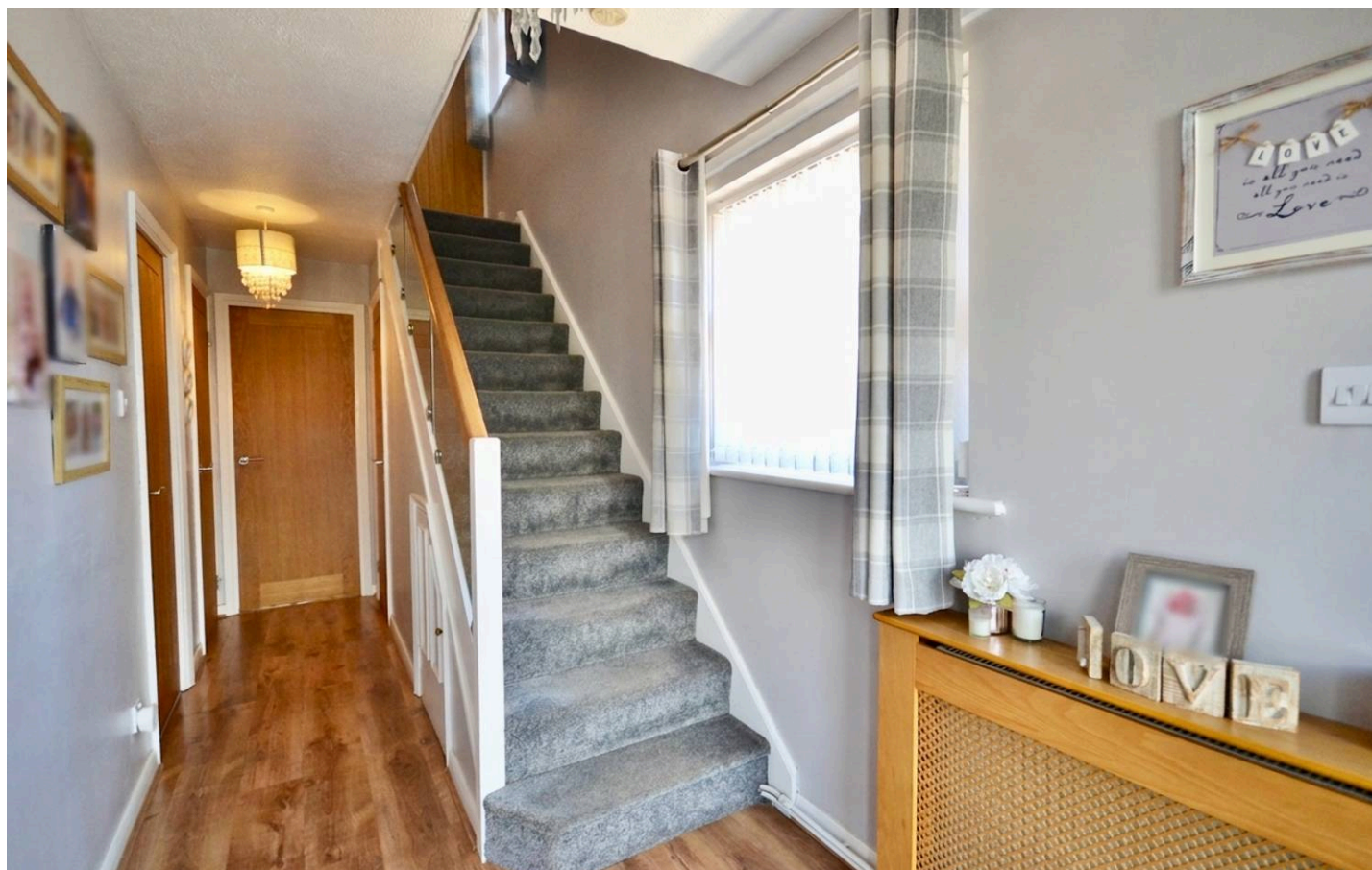
11' 4" x 7' 5" (3.45m x 2.26m)

Having a range of wall and base units, built in dishwasher, built-in fridge/freezer, 5 ring gas hob with extractor fan above, built-in electric oven, stone 1 1/2 sink and drainer with tap over, tiled splashback, space and plumbing for washing machine. uPVC double glazed windows to front and rear with a composite back door leading to the garden with tile effect vinyl floor.

WC

6' 2" x 2' 8" (1.88m x 0.81m)

Low level flush WC, corner wash hand basin with cupboard under, radiator, uPVC double glazed opaque window to side, timber laminate flooring.



Landing

Landing gives way to three bedrooms and family bathroom. Storage cupboard housing the combination gas boiler, uPVC double glazed windows to side, loft hatch (ladder, partly boarded, light). Solid oak doors.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

This three-piece suite comprises a low-level flush push button WC, a pedestal corner wash hand basin with mixer tap, panelled bath with thermostatic shower over, tiled splashback, coving, inset downlights, shaver point, chrome heated towel rail, uPVC double glazed opaque windows to rear, tile affect vinyl flooring.

Bedroom One

13' 11" x 9' 9" (4.24m x 2.97m)

Having uPVC double glazed windows to the front, built-in shutters, radiator, pendant light.

Bedroom Two

13' 8" x 10' 4" (4.17m x 3.15m)

Having uPVC double glazed windows two rear, pendant lighting, radiator.

Bedroom Three

6' 9" x 9' 1" (2.06m x 2.77m)

Having uPVC double glazed windows to front with built-in shutter blinds, pendant light, storage cupboard, radiator.





REAR GARDEN

This low maintenance garden has a decking area providing a seating area, paved area as well as an area of artificial lawn. Timber fenced boundary with access to the front.

FRONT GARDEN

GARAGE

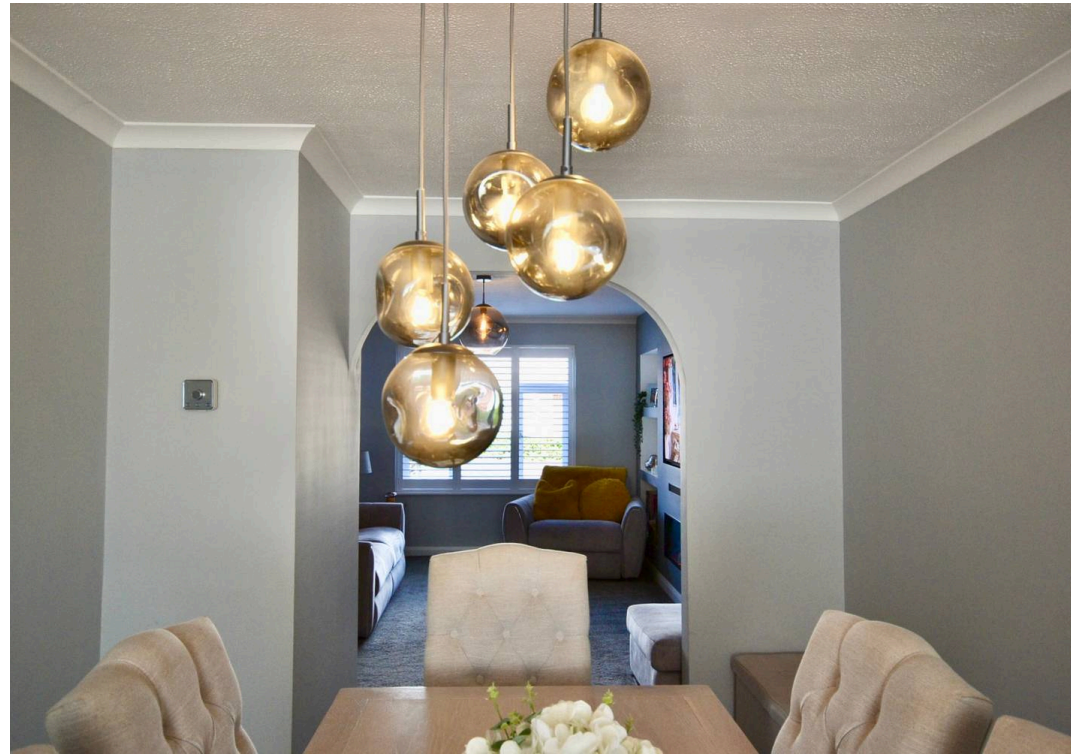
Single Garage

Detached garage with an up and over door, light, power, access personnel door and window. 8'3 x 17'10

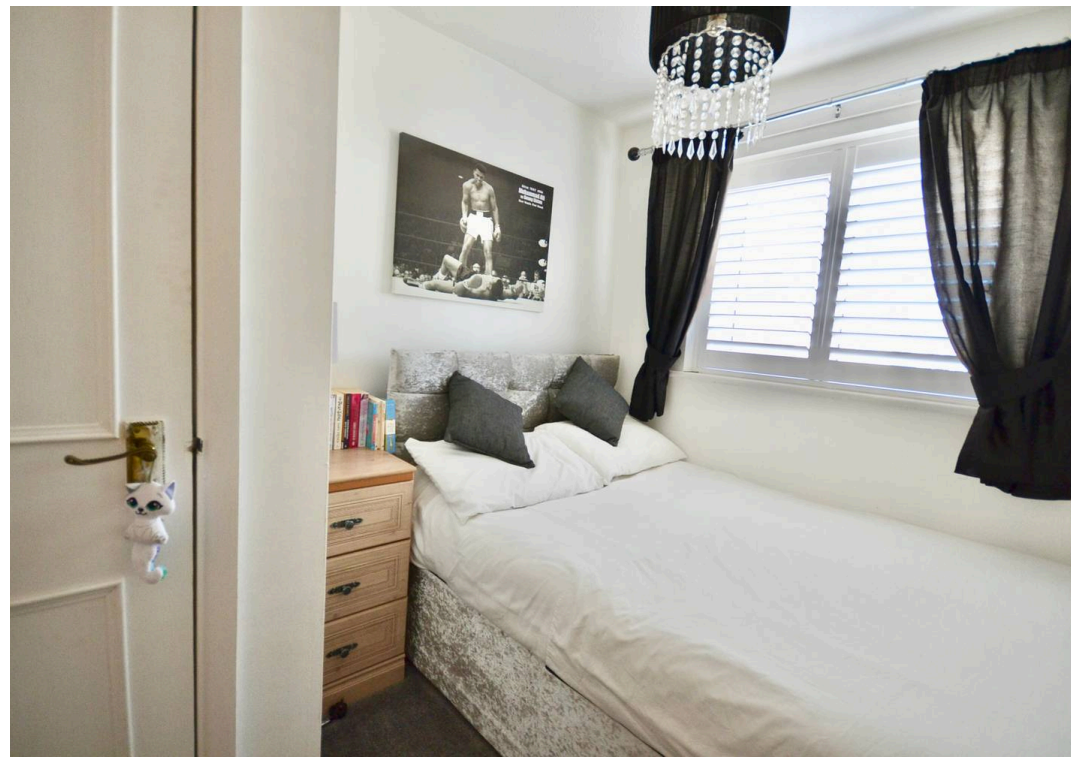
DRIVEWAY

3 Parking Spaces

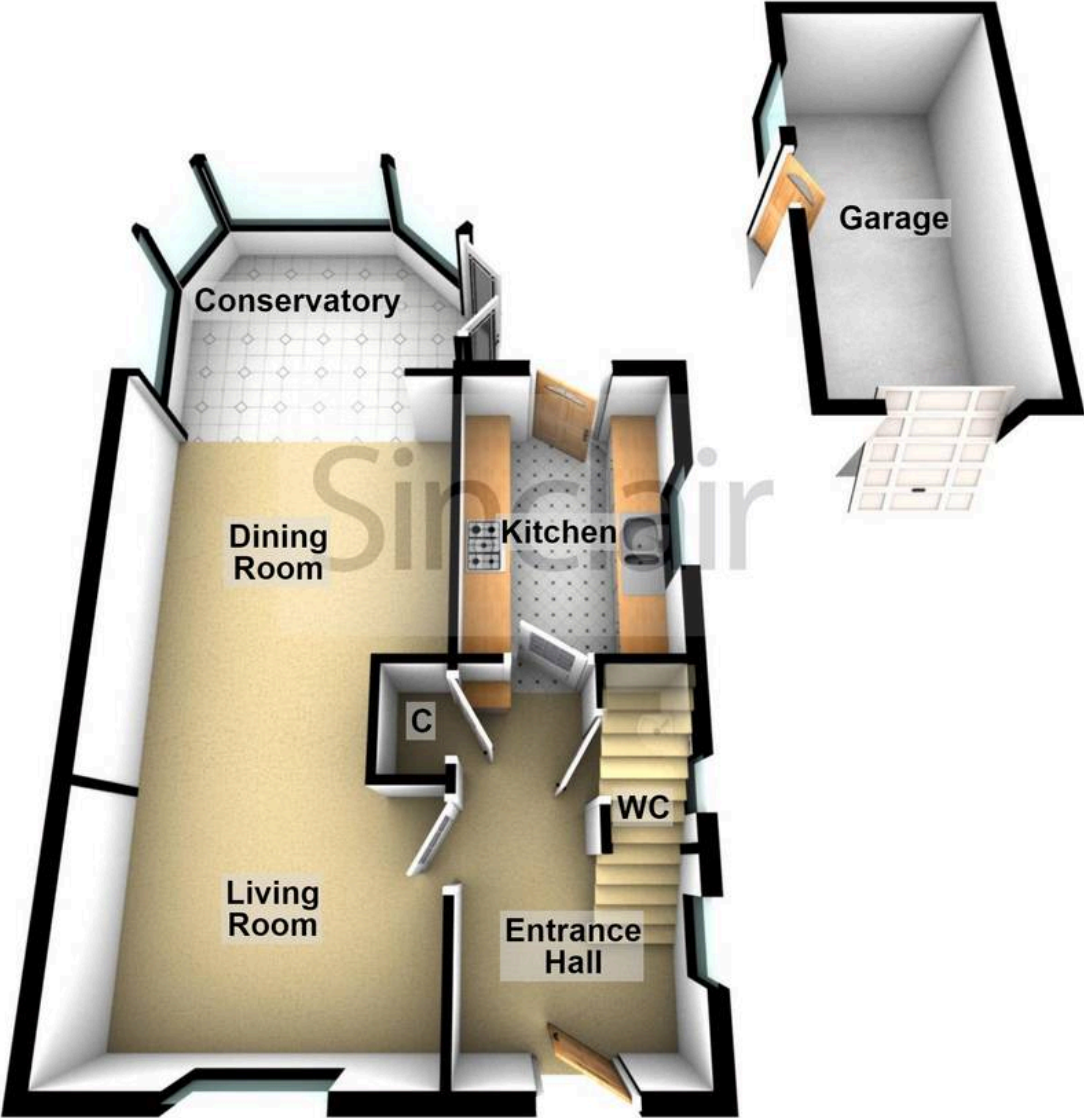




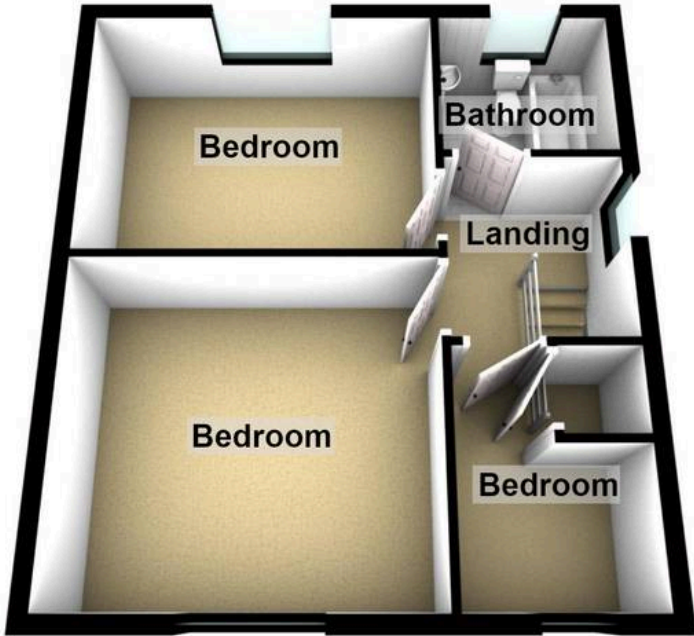




Ground Floor



First Floor





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