



£220,000

Radnor Drive, Shepshed LE12 9SA

Bungalow | 2 Bedrooms | 1 Bathroom

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Step Inside

Main Particulars

A traditional bay fronted semi-detached bungalow situated in a pleasant and popular cul-de-sac setting. Idea first time buyer or those wishing to downsize.

The property in brief comprises of entrance hall, living room, garden room, kitchen, rear porch, two double bedrooms with built-in wardrobes and shower room.

To the front of the property a tarmac and block paved edge driveway offering off road parking, the rear enclosed garden leads to sheds, greenhouse and garage.

Porch - uPVC side entrance door opening into the hallway. The hallway accesses all rooms within the property, with wood effect floor covering.

Lounge - 4.57m x 3.68m (15' x 12'1)

A large reception room overlooking a garden room, gas fire within a marble surround. uPVC double glazed window to the rear elevation, radiator and carpet floor covering.

Kitchen - 3.35m x 3.05m (11' x 10')

Kitchen is fitted with a range of base and eye level units with rolled top worksurfaces, tiled surround and stainless sink. Electric hob, cooker hood, oven and grill, space and plumbing for washing machine and under counter fridge and freezer. Wood effect floor covering, window to side and rear elevation and uPVC door to rear porch.

Rear Porch - 1.73m x 1.46m (5'6 x 4'8)

This rear porch accessed off from the kitchen built with a brick base and uPVC windows and door leading out to the garden and garden room.

Garden Room 2.81m x 2.13m (9'2 x 7'')

Large uPVC windows overlooking the garden, radiator, ceiling fan, wood effect flooring. Idea for either a dining room or a place to relax and enjoy the garden.

Bedroom One 4.68m inc bay x 3.28m (15'3 x 10'8)

A double bedroom with large uPVC double glazed bay window to front elevation, built in wardrobes to one wall, radiator and carpet floor covering.

Bedroom Two 3.66m x 3.35m (12' x 11')

A double bedroom with built in wardrobe on one wall, uPVC double glazed window to front elevation, radiator and carpet floor covering

Shower Room 2.13m x 1.93m (7' x 6'4)

Shower room is fitted with a three-piece suite including wash hand basin, a WC and a shower unit with a Mira Sport electric shower. Opaque window to side elevation, wood effect floor covering, part tiled walls, radiator, extractor fan and storage cupboard housing an Ideal combi boiler fitted in 2019.

Outside

This property is situated in a quiet residential cul-de-sac with a tarmac and block paved edge driveway allowing off road parking. Leading to the rear garden through a wrought iron gate, is this beautifully presented enclosed garden. Block paved patio with lawn, trees and bushes and matured flower borders. To the rear of the garden is a shed, greenhouse and access to a detached wooden garage via a gate. Vehicle access to the garage is via Lansdowne Road, Shepshed.





Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of walls, windows, doors and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan shows furniture positions only and does not constitute any guarantee or representation. The plan is for illustrative purposes only and should not be relied upon for any specific purpose. The plan is for illustrative purposes only and should not be relied upon for any specific purpose. The plan is for illustrative purposes only and should not be relied upon for any specific purpose. (See also Design 1012)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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