HOPKINS & DAINTY
ESTATE AGENTS









Pankhurst Way, Loughborough, LE12 9WL

£210,000

PART EXCHANGE CONSIDERED* £500 TOWARDS SOLICITOR FEES**NO UPWARD CHAIN**
OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL - ARE PLEASED TO BRING TO THE MARKET this modern two bedroom semi detached home. Set on a modern estate towards the edge of Shepshed. With driveway parking and a pleasant rear garden. The living accommodation comprises: entrance hall, fitted kitchen, rear lounge/diner and a guest WC. On the first floor there are two bedrooms and a shower room. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Modern black double glazed door leading to the spacious entrance hall, door leading to guest cloakroom and sitting room. Radiator. Stairs leading to the first floor.

Kitchen 9'11" x 6'2" (3.04 x 1.90)



Contemporary kitchen with pale grey base and wall cabinets, grey worktops over and contemporary grey tiling. Built in gas hob and electric oven. Built in fridge freezer and dishwasher.

Lounge/Diner 14'11" x 14'1" (4.57 x 4.30)



Bright and airy sitting room with double glazed French doors leading to the rear garden and radiator.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

Bedroom 1 11'1" x 9'2" (3.38 x 2.80)



Bright and spacious main bedroom with double glazed window to the front aspect with central heating radiator.

There is a useful storage closet and built in wardrobe.

Bedroom 2 14'0" x 8'4" (4.28 x 2.56)



Bright and airy bedroom with double glazed window looking over the rear garden with central heating radiator.

Bathroom



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Contemporary tiled splashbacks, a radiator, extractor vent.

Side Driveway

Plenty of room for two cars and pedestrian access to the rear garden.

Rear Garden



Low maintenance rear garden with spacious patio area and storage shed.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is

intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £230 which covers the communal green area maintenance. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Details

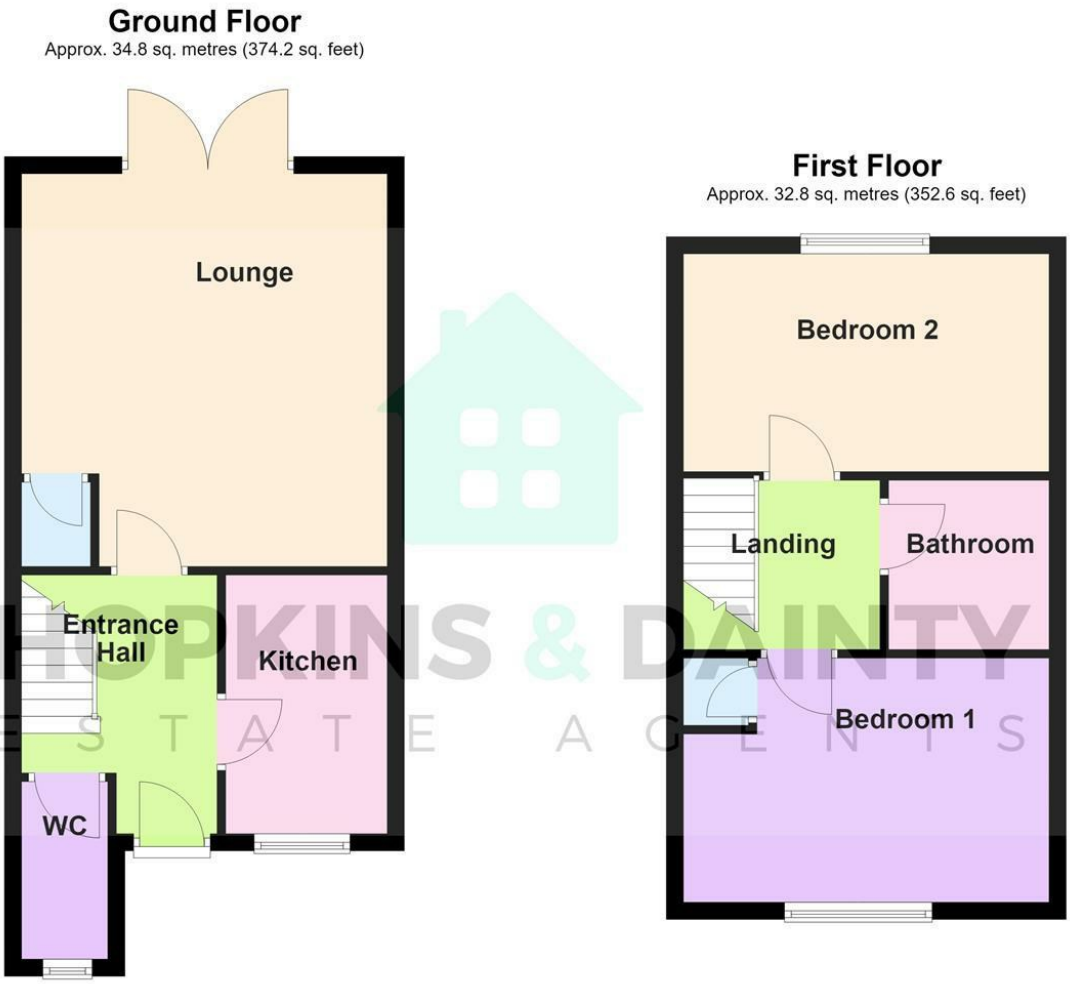
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Further Information

* Part exchange will be considered on properties that fit the part exchange criteria, the property being part exchanged must be worth at least 30% lower.

** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Persimmon Homes and Hopkins and Dainty LTD.

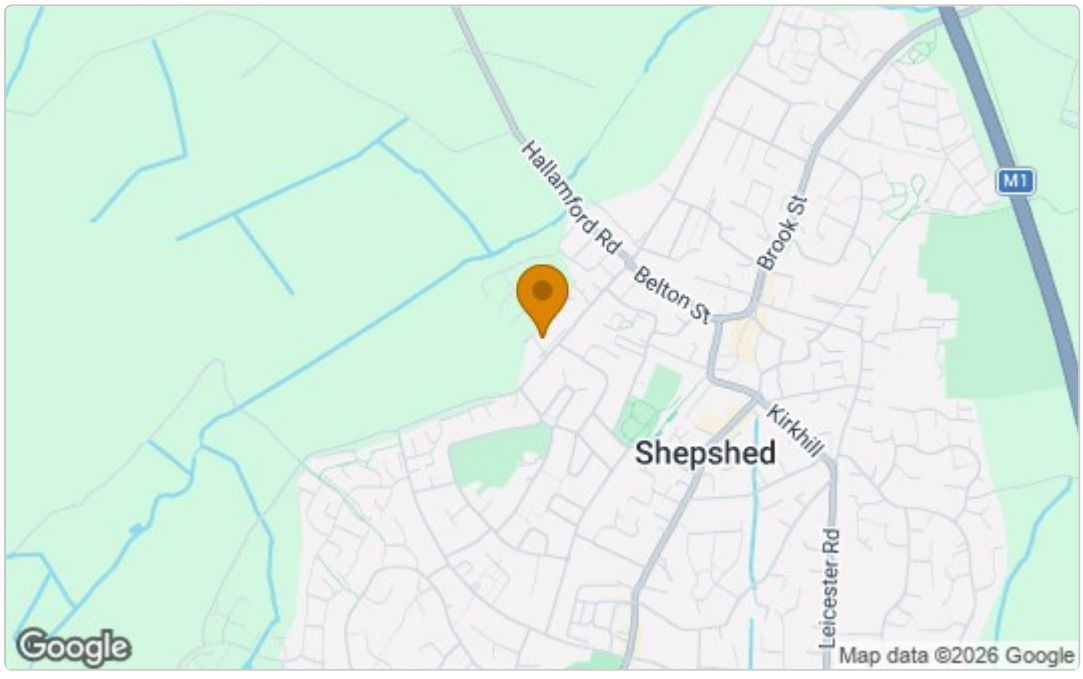
Floor Plan



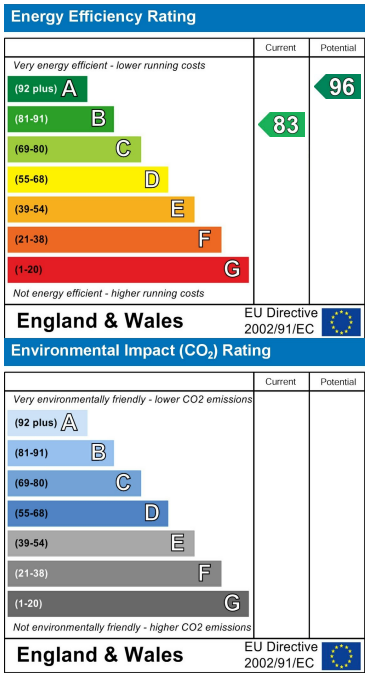
Total area: approx. 67.5 sq. metres (726.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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