



Nursery Close, Shepshed
Loughborough, Leicestershire, LE12 9SN



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Chain Free **£194,950**

An excellent opportunity for those looking to downsize from a larger family home, this two bedroom semi detached bungalow is offered to the market with no upward. The gas centrally heated layout includes an entrance hall, lounge, kitchen, two bedrooms, wet room. Occupying a set back cul de sac position on the outskirts of Shepshed, the plot offers front and rear gardens, with a driveway and garage to the side. Also ideal for a first time purchase or investment, an early viewing comes strongly recommended to avoid disappointment.

Accommodation

Side entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers two cupboards, one housing the 'Vaillant' central heating boiler and the other providing useful storage. With a hatch to the loft space, consumer unit and a door leading through to the:



Lounge

15'8" x 10'5" (4.78m x 3.18m)

Positioned around a feature fireplace, the main living space offers a double glazed window overlooking the green and neighbouring bungalows. With panelling, central heating radiator, ceiling coving, TV point, two wall lights and open access to the:

Kitchen

7'8" x 5'0" (2.34m x 1.52m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer unit with hot and cold taps, space for under-counter appliances and a window to the front elevation.

Bedroom One

13'2" x 8'8" max (4.01m x 2.64m max)

A double room offering a window to the rear elevation. With wood effect flooring and a central heating radiator.

Bedroom Two

10'4" x 7'9" max (3.15m x 2.36m max)

With wood effect flooring, central heating radiator and a door leading to the:

Wet Room

6'1" x 4'9" (1.85m x 1.45m)

Comprising a shower, wash hand basin and wc, with complementary tiled surrounds. There is also a window to the side elevation.

Outside

A particular selling feature of the accommodation is the larger than normal plot offering the potential for extension subject to necessary consent. Set back from the road, there is a lawned frontage with a pathway to the side leading to the front door. Gated access leads to low maintenance gardens at the side and rear of the property. There is also access to a single garage with a parking space in front.

Garage

20'8" x 8'2" (6.30m x 2.49m)

With light, power, window to the rear, up and over door and a side door to the garden.

Services, Tenure And Council Tax

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

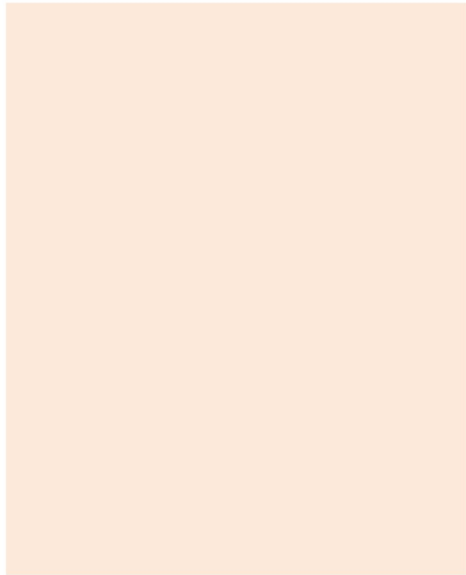
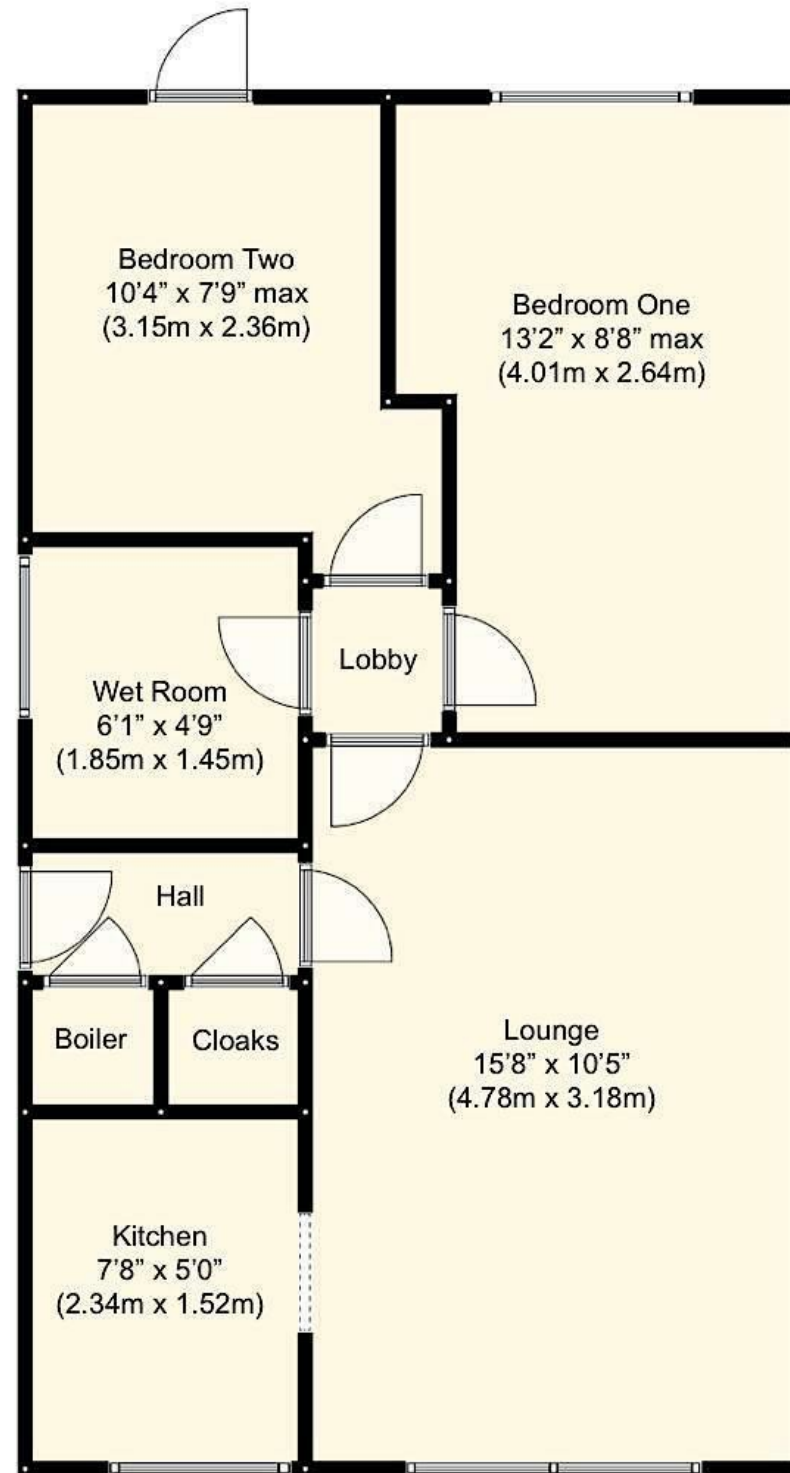
If you have a house to sell then we would love to provide you with a free no obligation valuation.

Please Be Advised!

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property has a close connection to an employee at Newton Fallowell.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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