



**PE** PICKER  
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ESTATE AGENTS

Pipers End, Wolvey LE10 3LQ

Offers In Excess Of £200,000

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An excellent opportunity to purchase this extended, 2 bedroom semi detached bungalow, occupying a corner commanding position in a quiet cul de sac location within Wolvey. . The property has the benefit of gas central heating (condensing combination boiler), double glazed windows, large garage, and briefly comprises, entrance, lounge, kitchen, two bedrooms, shower room, to large storage areas and a mature plot. The property is ideally located close to all local amenities, whilst being accessible for commuting to major road links, such as the M69, M1, M6 and A5. NO CHAIN. EPC: D. Council tax band: B.



## Enter Via Wooden Door to

### Enclosed Porch

5'11 x 4'5 (1.80m x 1.35m)

With tiled flooring, opaque double glazed window to front and opaque glazed door leading to

### Lounge/Dining Room

13'6 x 11'3 (4.11m x 3.43m)

With double glazed bow window to front, telephone point, radiator and door to

### Kitchen

10'4 x 7'7 (3.15m x 2.31m)

With range of base and wall units, wooden edge work surfaces over, tiling to splash back, inset electric hob with extractor hood over, built in oven and microwave, cottage style beams, space for washing machine, space for dishwasher, one and a half drainer sink with mixer tap, double glazed window to rear and leading round to

### Bedroom One

18'5 x 9'2 (5.61m x 2.79m)

With double glazed bow window to front, range of built in wardrobes with chest of drawers and double radiator.

### Bedroom Two

8'6 x 8'3 (2.59m x 2.51m)

With double glazed window and radiator.

### Wet Room

6'1 x 5'4 (1.85m x 1.63m)

With low level flush WC, vanity sink unit, shower with fully tiled surrounding walls and flooring, double radiator, extractor fan and inset spotlights.

### Store

15'7 x 9'9 (4.75m x 2.97m)

With double radiator, storage cupboard, opaque double glazed window and, integral door to garage, further door to

### Second store area

9'11 x 5'2 (3.02m x 1.57m)

With double glazed window

### Outside

## To The Front of the Property

There is a large block paved driveway providing ample off road parking, remainder is laid to lawn with triangular garden to the side of the garage and the driveway leads to

### Larger than average garage

18'5 x 17'0 (5.61m x 5.18m)

The Garage is between a single and a double garage. This was to allow for wheelchair access for both sides of a parked car, with up and over garage door, boiler, pedestrian access to front via an opaque glazed door and opaque glazed window to side.

### Rear Garden

With crazy paved patio, steps leading to remainder of garden which is lawned with surrounding well stocked borders, additional seating area, outside water tap, outside lighting and enclosed by various brick walls.

### Important Notice

Please note this this property is of steel frame construction. The Game and Hobbie Room exterior wall are lined and not cavity.

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by

their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

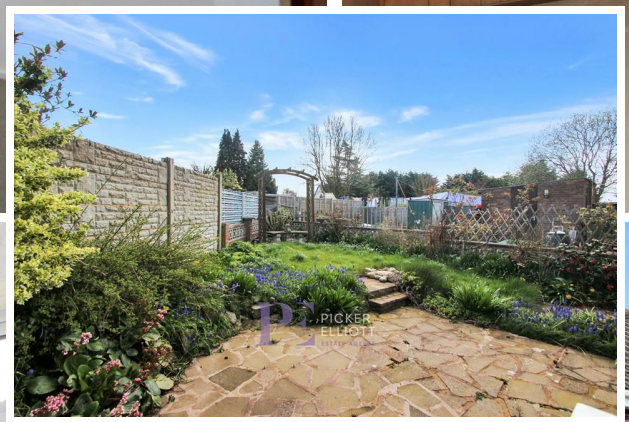
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8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

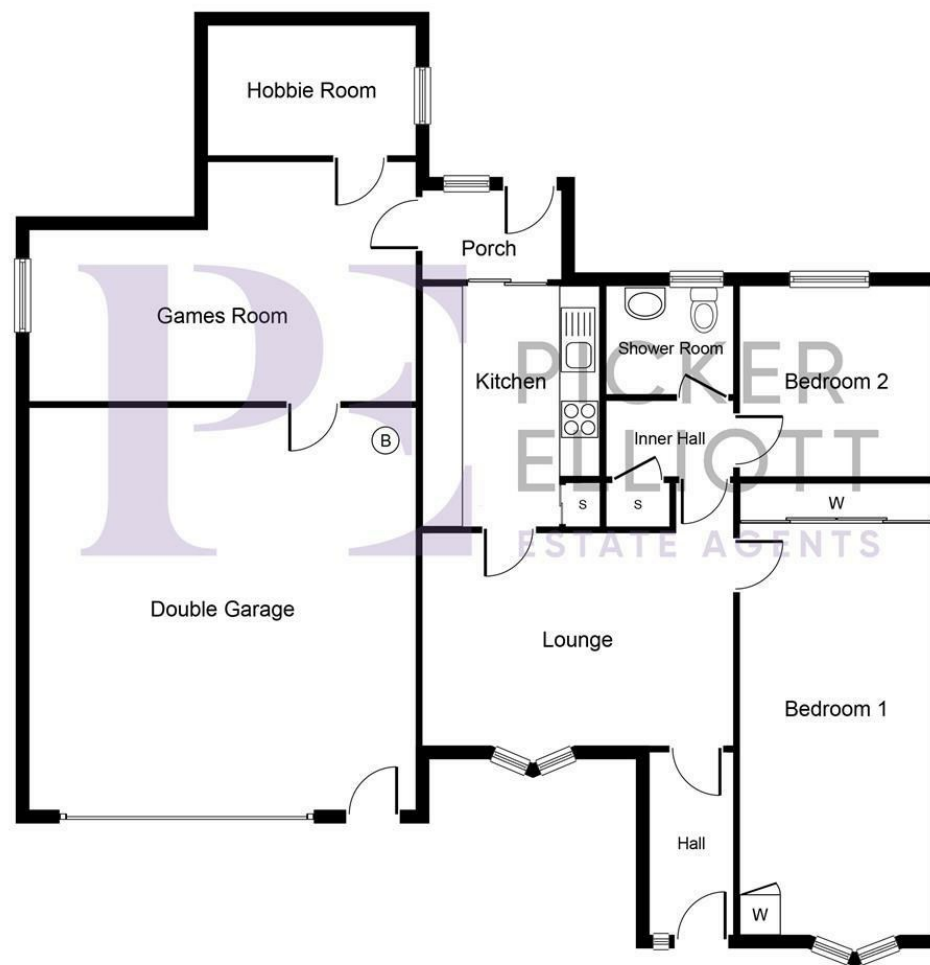
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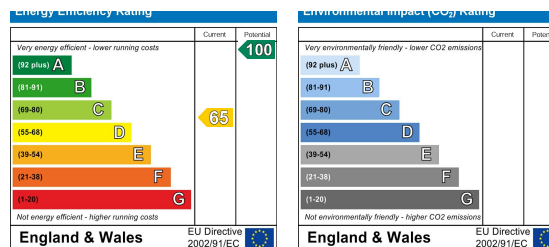




### Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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