



Charnwood Road

Shepshed

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Shepshed

- Two-bedroom detached bungalow
- Convenient location for the town
- Cul-de-sac with three similar homes
- Porch, living room
- Kitchen/dining room
- Shower room, rear porch
- Single garage, no upward chain
- Attractive enclosed garden
- EPC Rating C / Council Tax Band C / Freehold

General Description

Tucked away in a cul-de-sac off the main road, we are pleased to offer this spacious two-bedroom detached bungalow within easy reach of the town centre.

Just one of three similar properties, this bungalow is situated behind other properties and has a garden to the front, attached single garage and an attractive enclosed rear garden.

Location

Shepshed is a well serviced market town in the heart of Charnwood in Leicestershire. Easily accessible are Leicester, Nottingham, Derby, Birmingham and East Midlands Airport. Its newly refurbished market square has a popular local market every Friday and is a short walk from the property. There is an excellent choice of both state and private schooling in the area and the town boasts a full range of services as does neighbouring Loughborough.

The town centre offers a full range of local amenities and fantastic commuter access to Loughborough, Leicester, Nottingham and Birmingham via the M1/M42 motorway networks. The town is also within a few minutes' drive of the beautiful Charnwood Forest providing an array of country parks and recreational activities abound.



Accommodation Summary

Porch, living room, kitchen/dining room, rear porch, two bedrooms, shower room.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band C.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

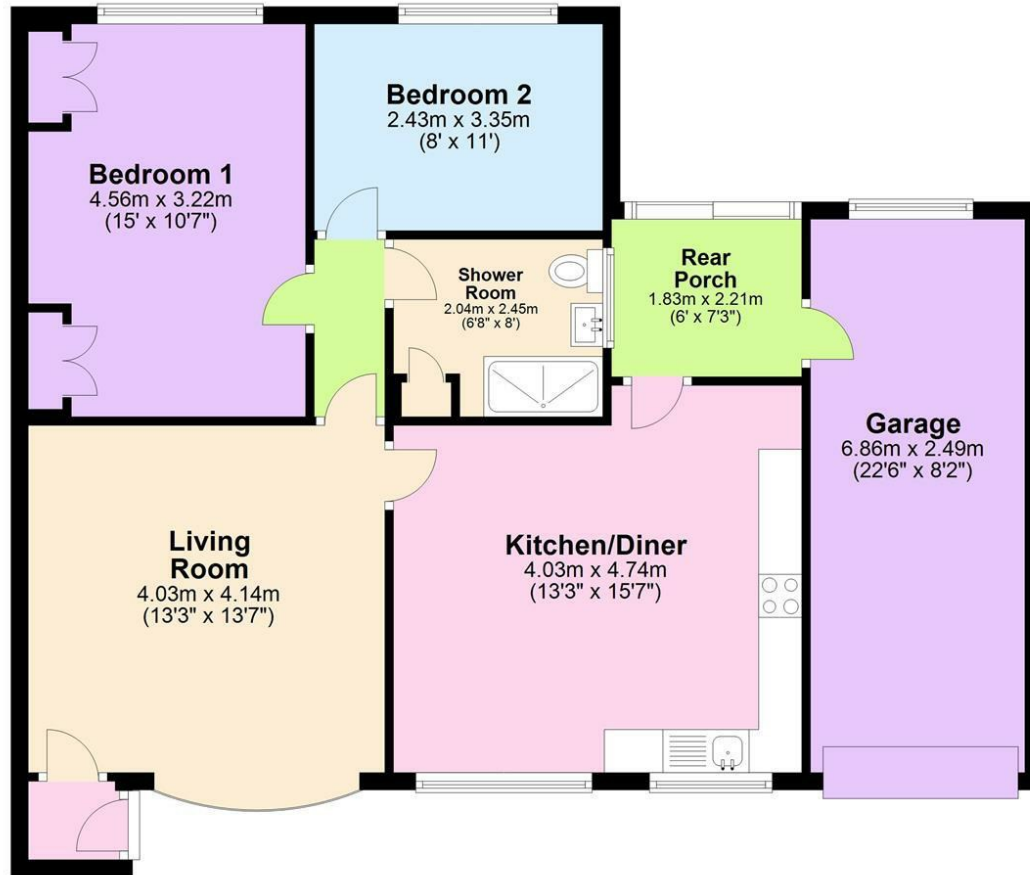
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



Ground Floor

Approx. 91.9 sq. metres (989.4 sq. feet)



Total area: approx. 91.9 sq. metres (989.4 sq. feet)



Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General 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. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.