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**St Marys Avenue,
Braunstone
LE3 3FT**



01530 231 859
sales@shepherdandwhite.co.uk



Features

- Detached Bungalow
- Ideal for wheelchair user or elderly family member
- Annex with Lounge, Bedroom And Wetroom
- Large well stocked gardens
- Bathroom and En-suite Wetroom
- Spacious Layout
- No Chain

Shepherd and White are delighted to promote details of this versatile and unique property with so much to offer as a home for a family with a wheelchair user or elderly family member. Briefly the accommodation comprises: Wide Entrance Hallway, Lounge, Study, Conservatory, Large Breakfast Kitchen, Two Bedrooms and Bathroom. Self Contained Annex with Lounge, Bedroom and Wetroom. Good sized well stocked landscaped plot.



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Accommodation

STORM PORCH

With Upvc door, glazed side panels.

L SHAPED ENTRANCE HALL

31' 8" x 6' 5" (9.67m x 1.97m)

With three radiators, access from porch and side door. Two large store cupboards.

LOUNGE

19' 10" x 14' 0" (6.07m x 4.27m)

Feature fire surround with raised hearth. Double glazed window to the front. Glazed doors to the Conservatory. Radiator.

FITTED KITCHEN

18' 5" x 13' 10" (5.63m x 4.23m)

Fitted with a comprehensive range of base and eye level units, with inset sink and drainer, tiled splash backs, rolled edged worktop surfaces. Tiled floor, radiator. Double glazed window and door to rear garden.

STUDY

11' 10" x 10' 11" (3.63m x 3.34m)

With radiator, sliding door to Conservatory:

CONSERVATORY

25' 11" x 9' 1" (7.91m x 2.79m)

With radiator, double glazed window and French doors overlooking the rear garden. Access from the Lounge and study.

BEDROOM

13' 11" x 10' 11" (4.25m x 3.33m)

With two double glazed windows, radiator.

BATHROOM

10' 6" x 6' 7" (3.21m x 2.03m)

With three piece white suite, comprising panelled bath, WC, pedestal wash hand basin, electric shower over bath, radiator, double glazed window.





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Accommodation

BEDROOM

14' 8" x 11' 9" (4.49m x 3.60m)

With radiator, double glazed window. views to the front.

ENSUITE SHOWER ROOM

With walk-in shower, wash hand basin, WC, double glazed window, radiator.

ANNEX

Approached from the entrance hall is an Annex comprising lounge, large bedroom and wet room.

LOUNGE

11' 8" x 13' 9" (3.58m x 4.21m plus door recess)

With radiator, double glazed French doors overlooking the rear garden, double glazed window.

BEDROOM

17' 9" x 11' 10" (5.43m x 3.61m)

Radiator, double glazed window overlooking the rear garden. Double doors to the Wetroom;

WETROOM

10' 6" x 8' 2" (3.22m x 2.50m)

With radiator, double glazed window, pedestal wash hand basin. Fully tiled.

OUTSIDE

One of the features to the property being the large landscaped plot upon which it stands.

FRONT GARDEN

There is a double width driveway proving vehicle standing and a well stocked front garden.

REAR GARDEN

The rear garden has an extensive slabbed patio extending onto a shaped border.

NOTE

We are currently awaiting the grant of probate. The property can be sold be we will require the grant prior to exchange. Please consider this if working towards a specific timescale.

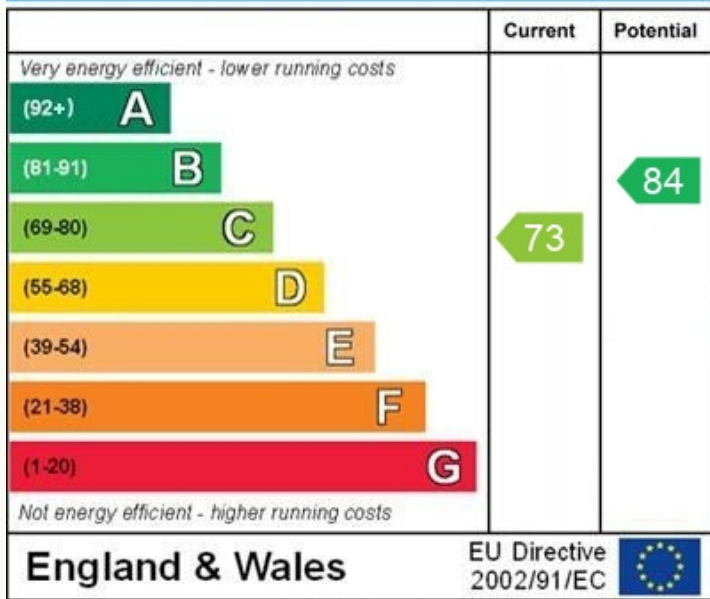




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Energy Efficiency Rating



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Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Council Tax

Band D Hinckley & Bosworth Borough Council

Thinking of Selling?

For a free valuation of your property with no obligation contact Shepherd & White on
01530 231 859

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