



Connells

Fairway Road South
Shepshed Loughborough



Property Description

A fantastic opportunity to acquire this two bedroom, detached bungalow with planning for an extension on the side and into the roof. The plans allow for an additional bedroom, dressing room and en-suite upstairs, and two additional reception rooms to the ground floor, as well as creating off-road parking for an additional two cars. Currently the bungalow comprises in brief of an entrance hallway, lounge, conservatory, kitchen, two bedrooms and the family bathroom. The property benefits from a private south facing low maintenance garden and allocated parking.

Hall/Diner

11' 2" x 8' 9" (3.40m x 2.67m)

Accessed via the side elevation of the property is a spacious entrance hall which can also be utilised as a diner. Doors off to living room, kitchen, both bedrooms and the family bathroom, as well as a useful storage cupboard.

Living Room

11' 2" x 11' 1" (3.40m x 3.38m)

Large living room with french doors leading through to the conservatory.

Conservatory

11' 3" x 8' 6" (3.43m x 2.59m)

Fully glazed conservatory with views over the south facing garden.

Kitchen

8' 11" x 8' 9" (2.72m x 2.67m)

Integrated oven, electric hob and extractor hood. Space for a washing machine and fridge/freezer. Stainless steel sink with mixer taps and window to rear elevation.

Bedroom One

11' x 8' 2" (3.35m x 2.49m)

Double bedroom with window to front elevation,

Bedroom Two

9' x 9' (2.74m x 2.74m)

Double bedroom with window to side elevation.

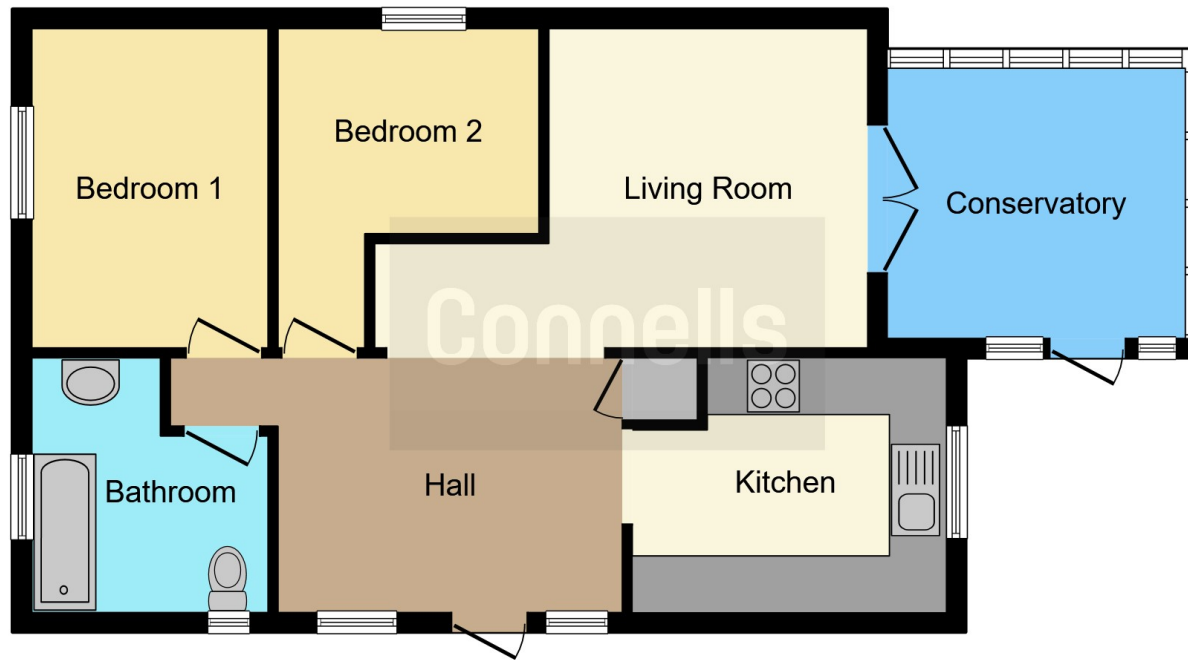
Bathroom

Family bathroom comprising of a paneled bath, wash hand basin and low level wc with windows to front and side elevations.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307355



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307355 - 0004