

Quantock Rise, Shepshed



welcome to

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NO CHAIN Welcoming a two bedroom bungalow to the market sitting on a quiet cul-de-sac position on Quantock Rise. Comprising in brief entrance hallway, lounge diner, kitchen, two well-proportioned bedrooms, bathroom, drive way to the side, a detached garage and a low maintenance rear garden!

Entrance Hallway

Entering the property through the front door leads you into the hallway with doors to all rooms. There is carpeted flooring and a radiator.

Lounge

9' 7" x 17' 4" (2.92m x 5.28m)

The lounge has carpeted flooring, double glazed window to the front elevation, radiator, a gas wall mounted fire and coving to the ceiling.

Kitchen

6' 10" x 11' 6" (2.08m x 3.51m)

The kitchen has base and wall units, spaces for a free standing cooker, plumbing for a washing machine, spaces for a fridge and freezer, sink/drainer, double glazed window to the front elevation, carpeted flooring and part tiled walls.

Bedroom One

8' 4" x 12' 1" (2.54m x 3.68m) Bedroom one has carpeted flooring, double glazed window to the rear elevation and radiator.

Bedroom Two

 $8^{\prime}\,8^{\prime\prime}\,x\,8^{\prime}\,2^{\prime\prime}$ (2.64m x 2.49m) Bedroom two has carpeted flooring, double glazed window to the rear elevation and a radiator.

Bathroom

The bathroom has a three piece suite comprising low level w/c, wash hand basin and a bath with mixer taps. The bathroom is partly tiled, vinyl flooring, frosted double glazed window to the side elevation and a radiator.

Outside

To the front of the property is a low maintenance front garden space which is bricked to the boundaries and filled will gravel. To the side of the property is a tandem style driveway offering off road parking for multiple vehicles, access to the garage and rear garden.

The rear garden is paved with flower borders to the side, access to the garage via the side personnel door and is fenced and walled to the boundary.

Garage

The garage has an up and over door, a side personnel door and window to the side.













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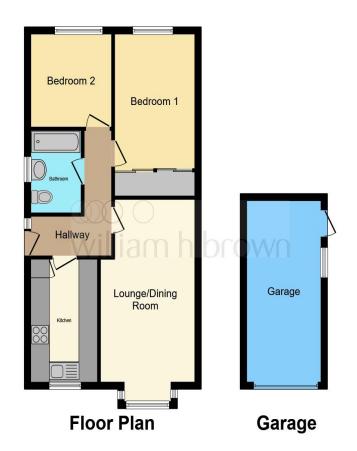
Quantock Rise, Shepshed Loughborough

- DETACHED BUNGALOW
- TWO BEDROOMS
- QUIET CUL-DE-SAC POSITION
- POPULAR RESIDENTIAL SPOT
- LOUNGE/DINER

Tenure: Freehold EPC Rating: D

offers over

£220,000



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

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would ask for your co-operation in order that there is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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