

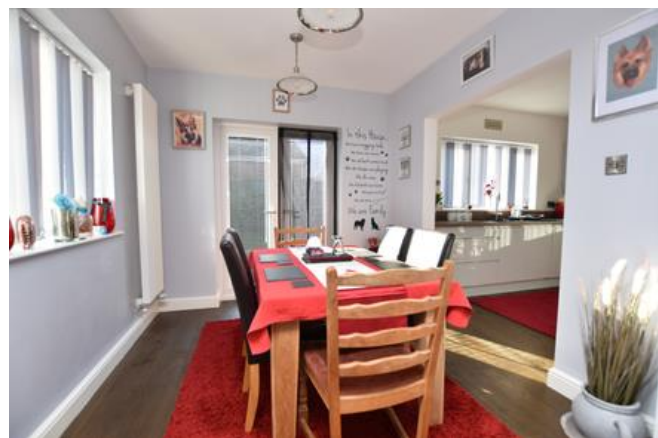


Anson Road, Shepshed



£360,000

- QUALITY EXTENDED BUNGALOW
- STUNNING CONTEMPORARY DINING KITCHEN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENSIVE PARKING
- TWO SEPARATE GARAGES
- COUNTRYSIDE WALK
- FREEHOLD
- EPC rating C



An extended quality detached bungalow occupying this corner plot position taking full advantage of the extensive frontage including two large separate garages and a substantial driveway with approximately six car parking and space for a caravan or motorhome.

The interior offers a bright and airy finish featuring a stunning contemporary dining kitchen with central island and an easy flow through to the living areas.

Enter the property through a stylish composite front entrance door into the hallway where there is plenty of space to kick off the shoes and coats. The lounge is to the front centred around a living flame effect gas fireplace (untested) and this has an archway through in to the dining area with french doors leading out in to the garden, ideal for summer entertaining and quality engineered solid wood flooring which spans through into the dining kitchen.

The fully integrated kitchen includes a full height fridge and freezer, a built in bank of ovens including electric oven, electric grill and microwave with warming drawer and central coffee machine, induction hob within the island and "magic rising" hidden extractor, built in dishwasher, washing machine and tumble dryer. There are brushed stainless steel sockets and switches, ceiling spotlights, plinth & under cupboard lighting, provision for a wall mounted television and the kitchen sink overlooks the pleasant rear gardens and incorporates a Franke hot boiling and cooling tap and central bowl waste disposal system.



Leading off the kitchen is a handy good sized side porch with side entrance door leading to outside and around to the rear garden along with internal door to one of the garages.

There are two double bedrooms whilst the stunning shower room has been upgraded in recent times to include an oversized walk in shower enclosure with glass screens, mixer shower having a rain style shower head and separate attachment, vanity style wc with hidden cistern and wash hand basin with vanity cupboards beneath. There are half height and fully tiled splashbacks, wood effect vinyl floor, stylish heated towel radiator, ceiling spotlights, extractor fan and window.

The property occupies this established location towards the edge of Shepshed with delightful countryside walks around the corner, commuter links just a short drive away at M1 motorway junction 23 and East Midlands Airport and M42 also near by. Just a short stroll down the road and you will meet a local Co Op Express and the road offers a bus stop leading to the market town of Loughborough.

Gated access to the side leads round to an established and landscaped broad rear lawned garden with various paved patio areas, surrounding borders, shrubs and hedging and pleasant pergola with patio, gravelled and pebbled areas surrounding creating a pleasant place to enjoy a rear view of the bungalow.

The second larger garage of the two has an electrically operated roller door and also rear double doors whereby those with car or motorcycle enthusiast requirements could bring a motor vehicle all the way through to work on within the rear garden if desired. Electric 'EO' car charger to the front of the property.

Good to know: The property has uPVC double glazing, fascias, soffits and down pipes throughout. Gas central heating powered by an Ideal combination boiler located in the loft. Outside lighting and a security camera system along with a cold water tap to the rear. The property is on a smart meter and water meter.

To find the property, proceed in to Shepshed from M1 motorway junction 23 along the A512 Ashby Road continuing to the second set of traffic lights turning right on to Charnwood Road. Proceed down the hill taking the second turning left in to Anson Road passing the Co Op where the property is situated on the left hand side as identified by the agent's 'For Sale' board.



ENTRANCE HALLWAY 3.73m x 1.51m (12'2" x 5'0")

LOUNGE 6.84m x 3.62m (22'5" x 11'11")

DINING AREA 3.10m x 2.70m (10'2" x 8'11")

DINING KITCHEN 6.08m x 3.52m (19'11" x 11'6")

SIDE PORCH 2.81m x 1.74m (9'2" x 5'8")

BEDROOM ONE 4.28m x 3.30m (14'0" x 10'10")

BEDROOM TWO 3.69m x 3.34m (12'1" x 11'0")

SHOWER ROOM 2.37m x 2.07m (7'10" x 6'10")

GARAGE ONE 5.93m x 2.89m (19'6" x 9'6")

GARAGE TWO 7.08m x 4.40m (23'2" x 14'5")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk