



Sandhills Close, Belton



**£235,000**

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- GOOD SIZED PLOT
- AMPLE PARKING
- Freehold
- EPC rating D



This two double bedroomed detached bungalow sits within a cul-de-sac environment in what is a popular Leicestershire village that has excellent communication links. The plot is a good size and the property is fully double glazed and gas centrally heated.

Requiring modernisation, the property provides excellent potential with a currently layout consisting of an 'L' shaped hallway with useful storage cupboard which discreetly houses the electric meter. The lounge spans front to rear and is therefore light, bright and airy with front elevation double glazed window and rear elevation double glazed doors out to the garden.

The kitchen is also nicely proportioned and has a range of storage cupboard units at both base and eye level, plumbing for a washing machine, electric cooker point and separate cupboard that discreetly houses the hot water cylinder, whilst a further cupboard houses the boiler.

The garden room has fully double windows and accessed via the kitchen. bedroom one is at the front with a built in double cupboard, the second double cupboard is to the rear, both equipped with single radiators.

The bathroom has an enamelled bath with pedestal wash hand basin and low level wc with side elevation window.



Outside at the front, the tarmac driveway allows off road parking for four cars with the fore garden mainly laid to lawn. At the rear, the garden is low maintenance, mainly paved with mature plants stretching to the right hand elevation where the church steeple is visible. Reference should be made to the title plan to appreciate the size of plot on offer.

From a maintenance point of view, fascias, soffits and guttering have been changed to uPVC ones. The property is sold with no upward chain.

To find the property, leave Loughborough north along the A6 passing through the village of Hathern. At the last set of traffic lights after the petrol station turn left onto Whatton Road. Continue on the B5324 into the village of Belton on Rempstone Road. Turn right onto Church Street and first left in to Presents Lane, first right in to School Lane and left into Sandhills Close where the property is immediately situated.

**HALL** 4.20m x 1.25m (13'10" x 4'1")

**LOUNGE** 5.20m x 3.44m (17'1" x 11'4")

**KITCHEN** 3.75m x 3.00m (12'4" x 9'10")

**GARDEN ROOM** 3.52m x 1.70m (11'6" x 5'7")

**BEDROOM ONE** 3.95m x 3.09m (13'0" x 10'1")

**BEDROOM TWO** 3.61m x 2.91m (11'10" x 9'6")

**BATHROOM** 2.39m x 2.06m (Narrowing to 1.49) (7'10" x 6'10")

## 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. North West Leicestershire District Council - Tax Band C.

## DISCLAIMER

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## REFERRALS

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**Ground Floor**

Approx. 71.6 sq. metres (770.7 sq. feet)



Total area: approx. 71.6 sq. metres (770.7 sq. feet)



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