



Paterson Place, Shepshed



£195,000

- SEMI DETACHED BUNGALOW
- AMPLE OFF ROAD PARKING
- OPPERTUNITY TO MODERNISE
- TWO DOUBLE BEDROOMS
- VILLAGE LOCATION
- SINGLE GARAGE
- FREEHOLD
- EPC rating C



Exciting Opportunity to Acquire This Charming Semi-Detached Bungalow. Nestled in a desirable village location, this well-maintained 2 double bedroom semi-detached bungalow is now for sale with no chain. Featuring a long driveway that offers ample parking and a detached garage, this property is perfect for those seeking a peaceful lifestyle with the potential to modernize to their taste. The bungalow is positioned in a quiet neighbourhood, just a short stroll from local amenities and Shepshed's village centre.

Upon entering through the hallway, you'll find generous space hallway. The lounge diner provides a warm and inviting area, with plenty of room for a sofa arrangement and dining table. This space is centred around a gas fireplace and leads into the kitchen. The kitchen overlooks the attractive rear garden and offers a range of base, drawer, and eye-level units. It is equipped with plumbing for a washing machine, a built-in electric double oven, and a four-ring electric hob.

The main bedroom features fitted wardrobes and ample space for a double bed. The second bedroom also includes fitted wardrobes and can comfortably accommodate a double bed. Nearby, the bathroom offers a clean and well-maintained space with an over-bath electric shower. The property boasts a long driveway that can accommodate multiple cars, leading to a detached garage. The landscaped rear garden provides a lovely outdoor space, with room for a table and chairs to enjoy the surroundings.



Good to Know:

- The property features UPVC double glazing throughout.
- Gas central heating.
- No chain.
- Commuter links to the M1
- Ideal Combi boiler

To find the property: proceed into Shepshed from Hathern entering on Hathern Road, underneath the motorway bridge, keep following along the road as it merges onto Brook street. Then take a right hand turn onto Paterson Place keep following the road as it bends left, and you will then reach the property on the left hand side, identified by the agents 'For Sale' Board.

ENTRANCE HALL 1m x 2.82m (3'4" x 9'4")

LIVING ROOM 5.6m x 3.16m (18'5" x 10'5")

KITCHEN 3.83m x 3.36m (12'7" x 11'0")

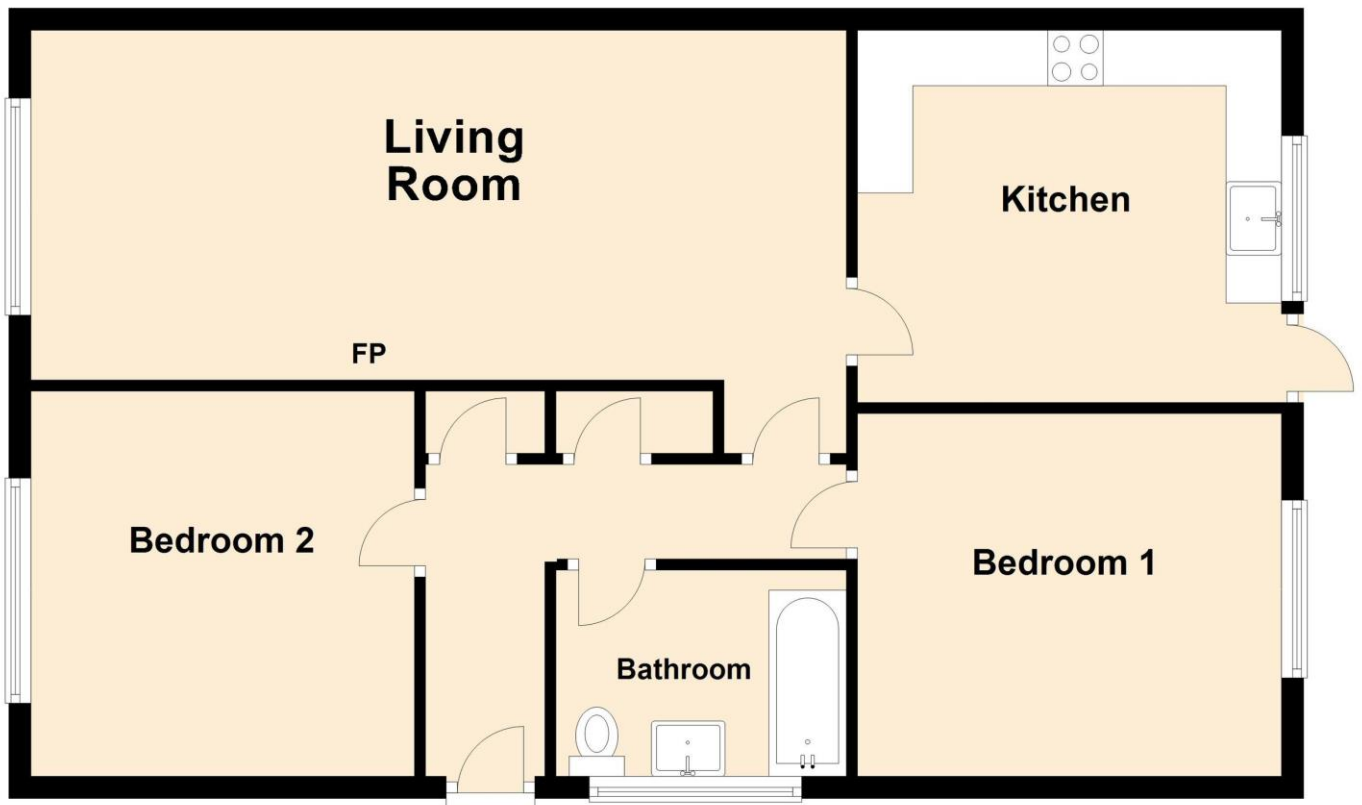
BEDROOM ONE 3.83m x 3.27m (12'7" x 10'8")

BEDROOM TWO 3.46m x 3.48m (11'5" x 11'5")

BATHROOM 2.62m x 1.86m (8'7" x 6'1")

Ground Floor

Approx. 818.7 sq. feet



Total area: approx. 818.7 sq. feet

SERVICES & TENURE

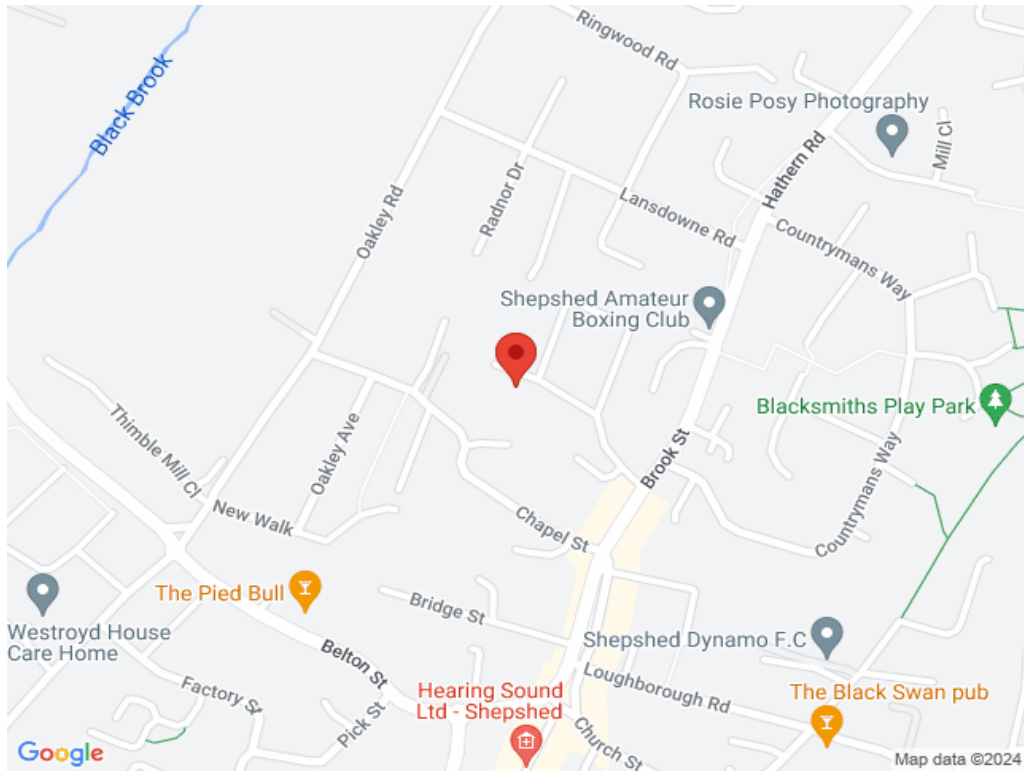
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B

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.



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