



Sinclair

'Ye Olde Sausage Shoppe', 42A Green Lane, Seagrave, Leicestershire,
LE12 7LU

New Price £309,950

01509 812777 sinclairstateagents.co.uk

Property at a glance

- Sought After Village
- Feature Beamed Ceilings
- Some Refurbishment Required
- Council Tax Band*: C
- Detached Bungalow
- En-Suite To Master
- No Upward Chain
- Price: £309,950

Overview

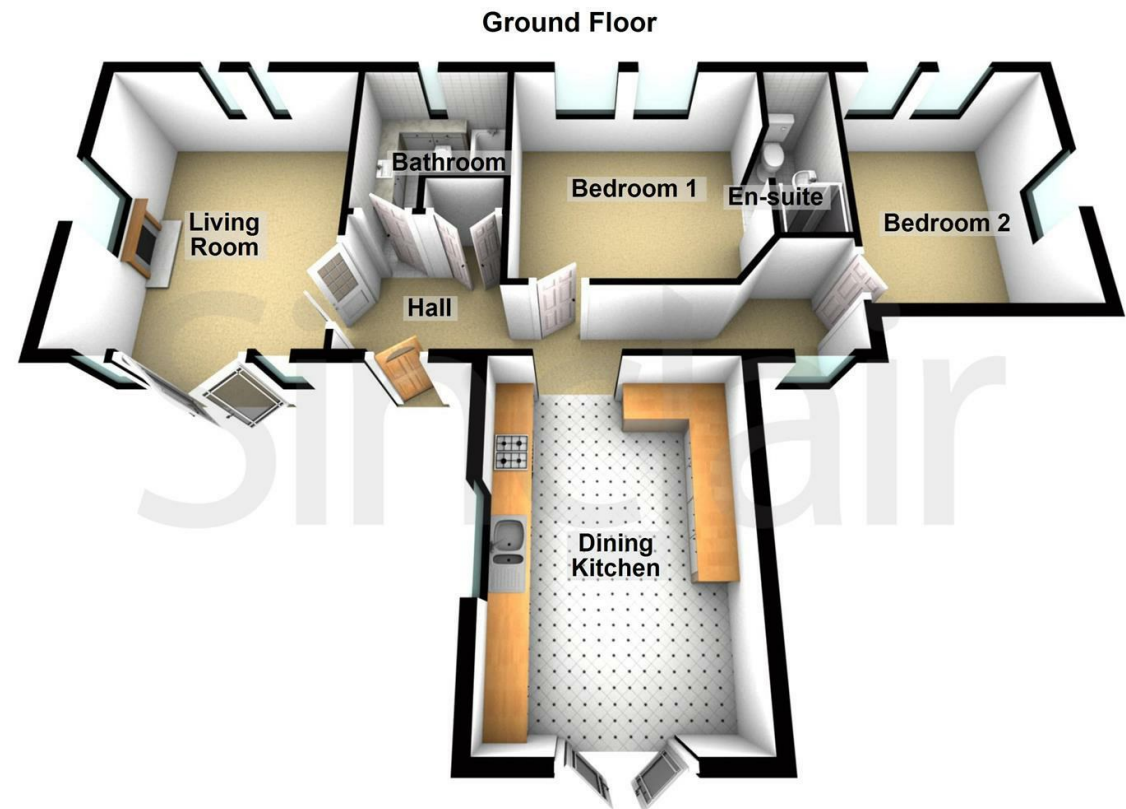
Although requiring some refurbishment and cosmetic improvements this is an excellent opportunity to acquire a detached character bungalow within the ever sought after village of Seagrave with feature beams to ceilings the accommodation comprises: reception hall, living room, fitted dining kitchen, two bedrooms (with en-suite to bedroom one) and a bathroom fitted with a white three piece suite. To the outside of the property there is a courtyard style enclosed garden.

Location**

Seagrave is a picturesque village and civil parish in the Charnwood district of Leicestershire, England. The All Saints Church stands in the centre of the village with the nearby White Horse Pub and Restaurant offering a cosy village atmosphere. The Seagrave Village Primary School and it's close proximity to Ratcliffe College is another attraction to the village and the village hall holds local events and functions. Nearest Airport: East Midlands (16.7 miles). Nearest Train Station: Sileby (2 miles). Nearest Town/City: Loughborough (6.5 miles). Nearest Motorway Access: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

Entrance door through to the entrance hall.

ENTRANCE HALL

The entrance hall has exposed feature beams, radiator, tiled flooring continuing through out the whole property. Built-in storage cupboards and double doors accessing the main living room and further doors accessing the dining kitchen, two bedrooms with en-suite to the main bedroom and bathroom fitted with a white three piece suite.

LIVING ROOM

14'8" x 11'10" (4.47m x 3.61m)

The living room has a feature pitched and beamed ceiling with two skylight windows and further double glazed window to the side elevation. There are double french doors and adjacent double glazed windows accessing and overlooking the courtyard garden, radiator and wall mounted gas fed fire (not tested).

FITTED DINING KITCHEN

12'4" x 10'1" (3.76m x 3.07m)

The kitchen has a one and a half bowl single drainer sink unit with chrome mixer tap over and cupboards under, range of fitted units to the wall and base, solid wooden work surface with tiled surround, integrated appliances including electric hob with oven under and extractor fan over, dishwasher, fridge and freezer. Plumbing for washing machine. There are feature beams to the ceiling, radiator, double glazed window to the side elevation and double french patio doors overlooking and accessing the garden.

BEDROOM ONE

11'10" x 11'7" (3.61m x 3.53m)

(Including bedroom furniture)

There is a range of fitted bedroom furniture including bed sides cabinets and drawers, dressing table, built-in wardrobe / cupboards, over head storage, two double glazed windows to the front elevation, radiator and access to the en-suite.

EN-SUITE

The en-suite has an enclosed shower cubicle with door screening, low flush WC, pedestal wash hand basin with chrome mixer tap, radiator and natural light tunnel fitting to ceiling.

BEDROOM TWO

10'5" x 10' (3.18m x 3.05m)

(To the front of wardrobe / cupboards)

Two double glazed windows to the front elevation, radiator, dressing table with drawers and a range of fitted wardrobe / cupboards. There is a further double glazed opaque glass window to the side elevation and beamed features to ceiling.

BATHROOM

The bathroom is fitted with a white three piece suite comprising: panel bath with thermostatic shower over and chrome fittings. Chrome monobloc tap, vanity unit with inset wash hand basin, chrome mixer tap and cupboards under. Further storage and a low flush WC with concealed cistern with push button flush. Radiator and double glazed skylight window.

OUTSIDE

The property has a picket fence and gated access leading to the enclosed courtyard style garden with brick and slabbed patio area. There is a pergola and brick wall boundary and side storage area for useful bin storage.

SPECIAL NOTE TO PURCHASERS

There is a right of access to 42a via the driveway leading to no. 44.

It should be noted that there is currently no off road parking but parking could be created within the courtyard garden.

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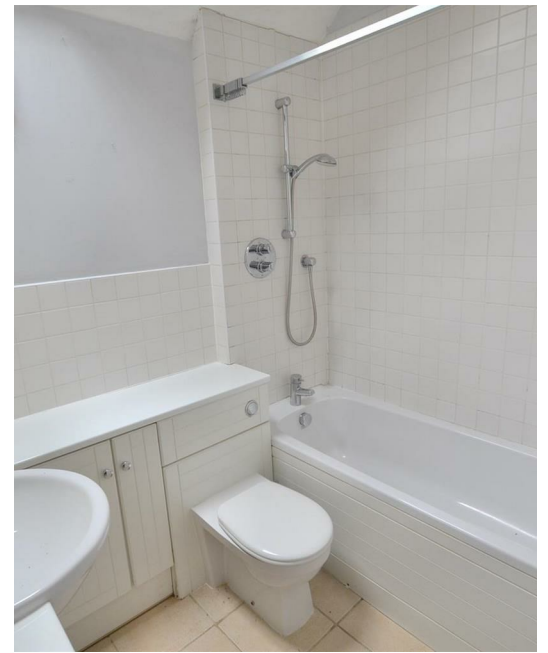
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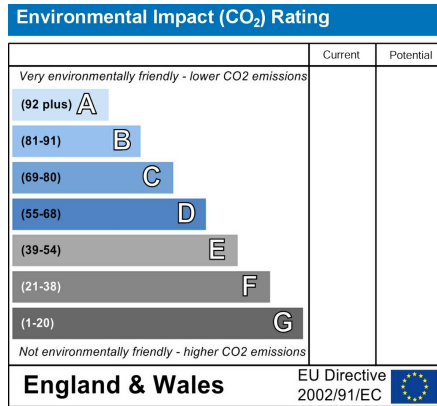
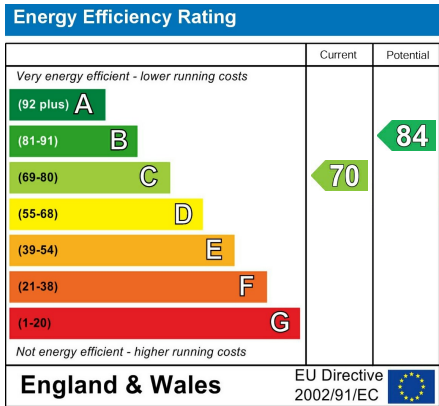


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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

SPECIAL NOTE TO PROSPECTIVE PURCHASERS: It should be noted by prospective Purchasers that the estate is currently going through the process of Probate and an Exchange and Completion will not be possible until Probate has been Granted.

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Thinking of Selling?
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call Sinclair on 01509 812777



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