

Ploughmans Drive

Shepshed, Loughborough, LE12 9SG

John
German



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£250,000

An excellent detached bungalow situated on a very attractive garden plot offering generous accommodation with further potential and being available with no upward chain.

To the side there is a recessed porch with a double glazed entrance door leading into the entrance hall which has a useful fitted cloaks cupboard.

Off the hall is the bathroom which while being dated is a good size and offers excellent potential for a makeover to the buyers choice.

Adjacent to this there are two excellent double bedrooms each coming with fitted furniture, wardrobes and storage.

To the rear of the property is a spacious living room with ample space for sitting and dining areas having a laminate floor with a feature fireplace and French doors opening onto the rear garden.

Adjacent to this is a good sized kitchen offering a range of base and wall cupboards having worktops with stainless steel sink and mixer tap, gas hob with extractor over, built in oven and integrated dishwasher plus a cupboard housing the Worcester boiler. There is also a useful walk in pantry.

Off the kitchen a side porch has a door to the front and a useful store room/utility room.

To the front of the property is an open plan lawned garden flanked by a broad block paved driveway offering ample parking space and leading to a detached brick garage with up and over door. A gateway leads into the attractive enclosed rear garden which has a spacious patio area, extensive lawns and planted borders.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional **Parking:** Off road **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C

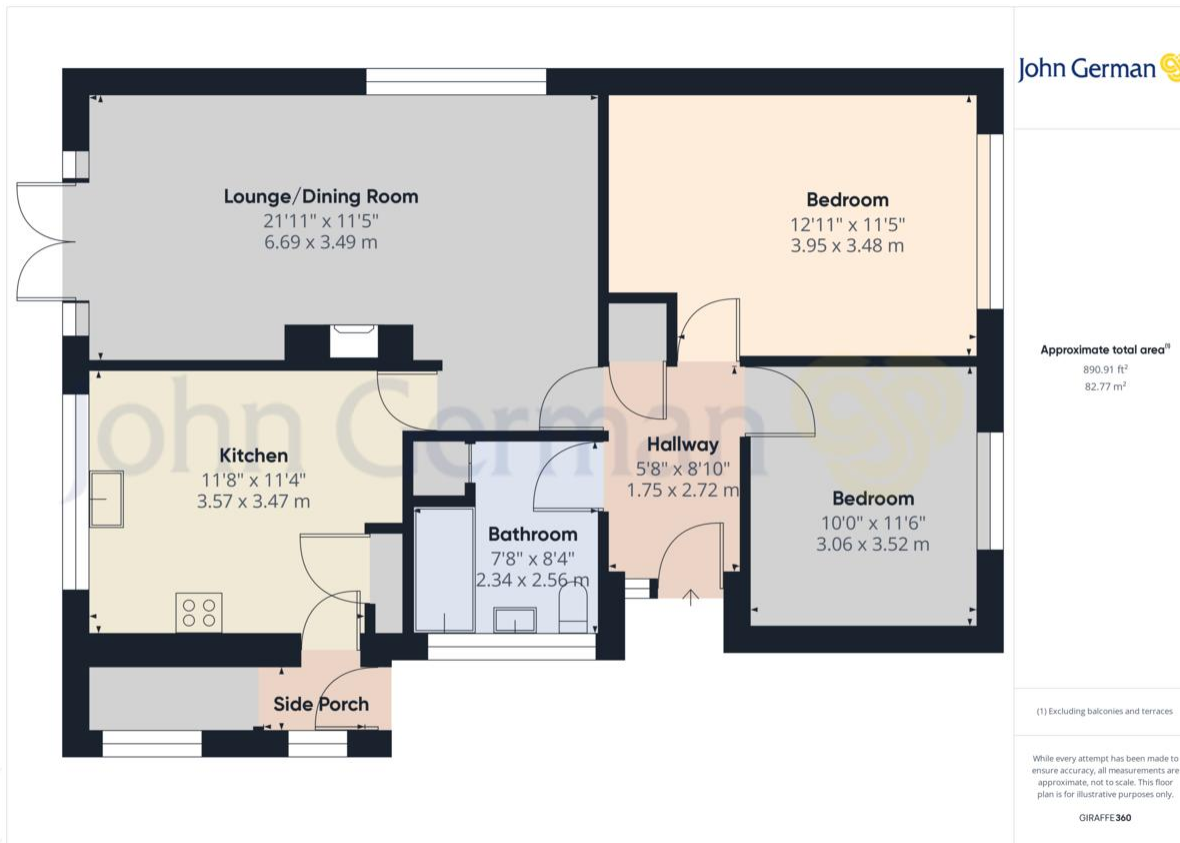
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30052024

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Agents' Notes

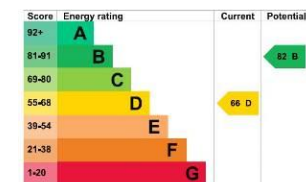
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