

The Hawthorns Scholars Lane, Loppington, Shrewsbury,
Shropshire, SY4 5RE

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £425,000

Viewing: strictly by appointment
through the agent

Occupying a generous and private plot, within the sought after village of Loppington, this spacious and extended three double bedroom detached bungalow offers an exceptional blend of comfort, versatility and countryside charm. The property has been thoughtfully designed to provide well proportioned accommodation throughout and boasts a welcoming and light filled interior ideal for many buyers. Loppington is a small quietly charming village situated a few miles west of Wem, surrounded by open fields, hedgerows and winding country lanes. At the heart of the village sits the historic church St Michael's and All Angels Church, a public house and active village hall. A wider variety of amenities can be found in Wem along with easy access being provided to the medical town centre of Shrewsbury. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, L shaped reception hallway, cloakroom, lounge, dining room, garden room, kitchen/breakfast room, utility room, master bedroom with ensuite wet room, two further double bedrooms, refitted shower room, well established private generous front and rear enclosed gardens, 'In and out' tarmac driveway providing ample off street parking, garage, double glazing, oil fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with double glazed entrance door gives access to:

L shaped reception hallway

Having loft access, coving to ceiling, radiator, cloaks storage cupboard, walk-in linen cupboard, dado rail, coving to ceiling.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, part tiled to walls, tiled floor, UPVC double glazed window to front, coving to ceiling.

From reception hallway door gives access to:

Lounge

15'3 x 14'10

Having double glazed window to front and to side, two radiators, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

Kitchen/breakfast room

20'3 x 10'3

Having a wide range of eye level and base units with built-in cupboards and drawers, integrated oven and grill, four ring electric hob, fitted worktops with inset twin stainless steel sink drainer unit, double glazed window to rear, glass display cabinet, breakfast bar, radiator, tiled splash surrounds.

Wooden framed glazed door from kitchen/breakfast room gives access to:

Dining room

11'4 x 9'6

Having double glazed window to side, radiator, coving to ceiling.

Arch from dining room gives access to:

Garden room

9'8 x 7'11

Having two sets of sliding patio doors giving access to rear gardens, radiator, coving to ceiling.

From kitchen/breakfast room wooden framed glazed door gives access to:





Utility room

16'0 x 5'0 max reducing down to 4'0 min

Having space for appliances, fitted worktops, Belfast style sink with mixer tap over, eye level storage cupboards, double glazed window to rear, double glazed door giving access to rear gardens.

From reception hallway doors give access to: Three double bedrooms and refitted shower room.

Bedroom one

12'0 x 11'5

Having double glazed window to rear, radiator, fitted triple wardrobe, coving to ceiling. From bedroom one door gives access to:

Wet room

Having wall mounted mixer shower, low flush WC, pedestal wash hand basin with mixer tap over, shaver point, heated towel rail, tiled floor, extractor fan and recessed spotlights to ceiling, double glazed window to rear.

Bedroom two

11'3 x 9'10

Having double glazed window to front, radiator, fitted triple wardrobe, coving to ceiling.

Bedroom three

11'3 x 9'1

Having double glazed window to front, radiator, fitted shelving to one wall, triple double wardrobe with shelved storage cupboard to side, coving to ceiling.

Refitted shower room

Having a four piece suite comprising: Tiled shower cubicle with drench shower over and hand-held shower attachment off, pedestal wash hand basin, low flush WC, bidet, tiled to walls, tiled floor, UPVC double glazed window, recessed spotlights and extractor fan to ceiling, heated towel rail, coving to ceiling.

Outside

The property occupies a generous size plot and is approached via a large tarmacadam In and Out driveway. From the left hand-side of the In and Out driveway access is given to:

The front gardens of the property offer a particularly secluded aspect having mature hedges to front and side, lawn gardens, mature trees and shrubs with outside lighting point and cold water tap. Side access to both side of the property then lead to the:

Brick built garage

Having up and over door, glazed window and part glazed service door to rear.

Rear gardens

Which comprise: large paved patio, tarmacadam sun terrace, outside cold tap and lighting point, lawn gardens, feature garden pond with rockery, three timber garden sheds, mature tree. The rear gardens offer good level of privacy and are enclosed by mature hedging.

Directions

At the crossroads in Wem turn left signposted for Ellesmere and Adams Sport Centre. Continue on this road until reaching a left hand turning signposted for Loppington and Burlton and then continue for 0.8 of mile until reaching the village of Loppington. Once in Loppington continue for a short distance and turn left signposted for Noneley and The Dicken Arms Public House and the take the 1st right onto Scholars Lane. The property will be then found towards the top end of the lane on the left-hand side.

Services

Mains water, electricity, mains drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

