



A well-presented detached bungalow occupying a substantial corner plot, offered with no onward chain. Featuring three bedrooms, spacious lounge, breakfast kitchen, refitted bathroom, garage, generous driveway parking and beautifully established gardens.

£295,000



An excellent detached bungalow occupying a generous corner plot, offered to the market with no onward chain. This well-presented home provides versatile accommodation with three bedrooms, a breakfast kitchen, spacious lounge, refitted bathroom, ample driveway parking, garage, and cottage style gardens.

A UPVC entrance door opens into the welcoming porch, with tiled flooring and a further UPVC door leading into the spacious central L-shaped reception hallway. The hallway benefits from laminate flooring, ceiling coving, a useful double-width storage cupboard, and a separate boiler cupboard housing the Worcester gas-fired combination central heating boiler. White panelled internal doors lead off to the accommodation.

The lounge is a bright double-aspect room with windows to the front and side elevations, allowing plenty of natural light. The room features a double radiator, ceiling coving, and a focal point living flame gas fire with surround and raised marble-effect hearth.

The breakfast kitchen offers a range of fitted base and wall units arranged around the room, complemented by work surfaces and incorporating a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashbacks. There is space for an electric cooker, washing machine, and fridge freezer, along with dual-aspect windows and a UPVC double glazed side door providing access to the outside.

There are three bedrooms, with bedrooms one and two positioned to the rear overlooking the gardens and both benefiting from fitted wardrobes and bed room furniture. Bedroom three is a well-proportioned single room, offering flexibility as a dining room, hobby room, or additional bedroom.

The refitted bathroom is finished to a high standard with attractive full-height wall tiling and tiled flooring. The suite comprises a corner shower cubicle with mains shower over, vanity wash hand basin with storage, concealed cistern WC, and chrome ladder-style towel radiator.

Externally, a particular feature of this property is the size of the corner plot. To the front is a generous driveway providing parking for multiple vehicles alongside the garage. The rear garden offers extensive paved patio, established cottage-style

planting, greenhouse, large shed, and the potential to create additional secure parking if required.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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: North West Leicestershire District Council / Tax Band C

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

Our Ref: JGA23062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS.UK

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent