



Sinclair

5 Purley Rise, Shepshed

Loughborough

£300,000

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Shepshed, Loughborough

This three-bedroom detached bungalow is situated at the head of a cul de sac, offering a peaceful setting with open green space to the front. The accommodation is thoughtfully arranged and features a spacious lounge, a modern kitchen, and a bright conservatory that overlooks the rear garden. There are three well-proportioned bedrooms, shower room and separate WC. The property is presented in good decorative order throughout and provides flexible living space suitable for families or downsizers alike. Additional benefits include gas central heating and UPVC double glazing.

Externally, the property is set back from the road with a shaped lawn and a driveway that provides off-road parking and leads to a detached garage (with up-and-over door, electric light and power, and a UPVC double glazed window). Gated access opens into the private rear garden, which offers a pleasant and secluded aspect. The garden features a slabbed patio area, a main lawn, a mature apple tree, and hedged and fenced boundaries. There is also a timber built shed for additional storage. This delightful bungalow combines comfortable living with attractive outdoor space in a desirable cul de sac location.

Council Tax band: C

Tenure: Freehold

- Open Green Space To Front
- Three Bedrooms
- Conservatory
- Modern Kitchen
- Private Rear Garden
- Head Of Cul De Sac
- Detached Garage



Hallway

Entrance door through to the main hall. The hallway has a radiator, cloaks storage cupboard and doors accessing the main living room (Lounge/diner), fitted kitchen, three bedrooms, shower room and separate WC. There is an airing cupboard housing the combination Gas fed boiler.

Living Room

16' 10" x 11' 4" (5.14m x 3.46m)

The living room has a radiator and UPVC double glazed double doors accessing the conservatory.

Conservatory

12' 5" x 9' 10" (3.79m x 2.99m)

The conservatory has a brick built base and is of UPVC double glazed construction with double doors accessing the garden. There is a wall mounted radiator allowing for all year round usage and is currently used as a dining room space

Kitchen

11' 4" x 8' 7" (3.45m x 2.61m)

The kitchen is modern and fitted with a single drainer ceramic sink unit with chrome mixer tap over and cupboards under. There are fitted units to the wall and base, a worksurface with matching up stand, electric hob with oven under an extractor fan over, plumbing for washing machine and plumbing for dishwasher, space for a tall standing fridge freezer, radiator and UPVC double glazed window and door to the side elevation.

Bedroom One

11' 4" x 11' 0" (3.45m x 3.35m)

UPVC double glazed bow window to the front elevation with pleasant outlook over green space. Radiator.

Bedroom Two

12' 7" x 8' 11" (3.84m x 2.71m)

UPVC double glaze window overlooking the garden. Radiator.

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.42m)

UPVC double glazed window with pleasant outlook over green space. Radiator. There is a fitted desk unit and this room is currently used as an office space

Shower Room



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Entrance door through to the main hall. The hallway has a radiator, cloaks storage cupboard and doors accessing the main living room (Lounge/diner), fitted kitchen, three bedrooms, shower room and separate WC. There is an airing cupboard housing the combination Gas fed boiler.

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FRONT GARDEN

The property is set back from a pleasant open green space and to the front there is a shaped lawn and driveway providing off-road parking which in-turn leads to the detached garage and gated access to the rear garden

REAR GARDEN

The rear garden is a pleasant aspect of the sale with privacy to the boundaries. There is a slabbed patio area and the main garden is laid to lawn. There is a mature apple tree, hedged and fenced boundaries and a timber built shed.

DRIVEWAY

2 Parking Spaces

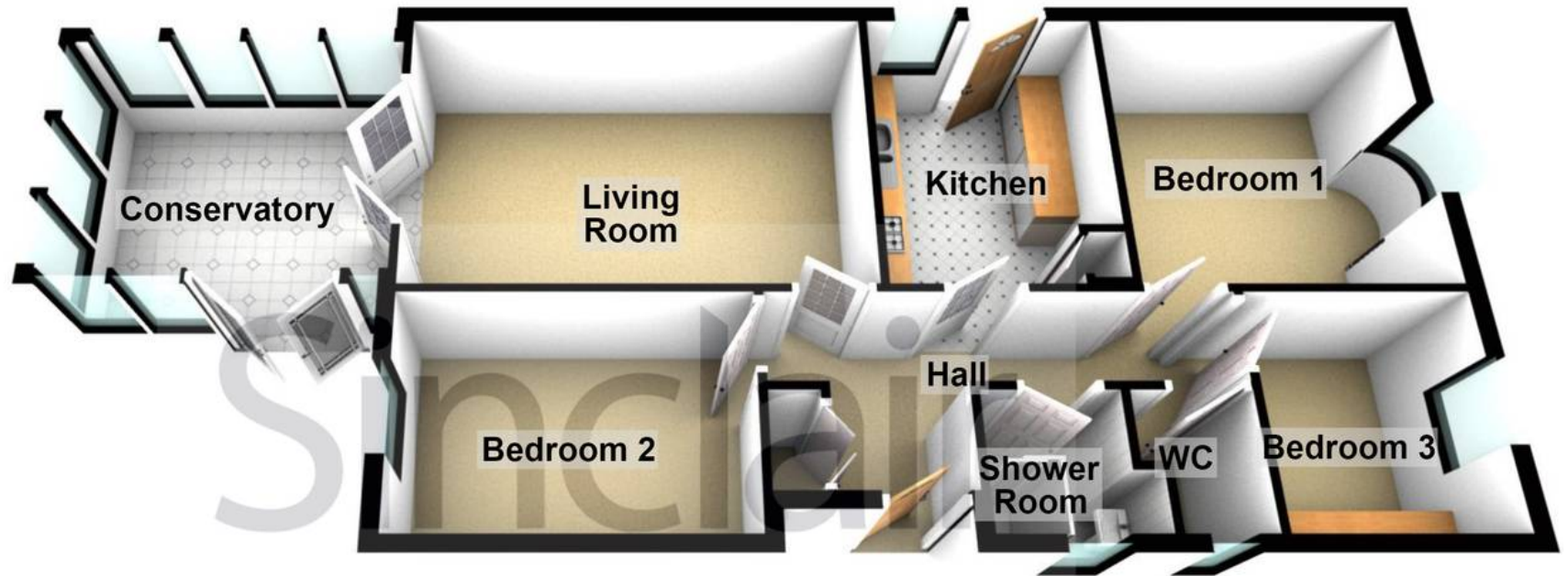
GARAGE

Single Garage

The (Garage) has an over Door electric light and power and a UPVC double glazed window.



Ground Floor





Sinclair Estate Agents

Sinclair Estate Agents, 9 Bull Ring, Shepshed - LE12 9PZ

01509 600610

shepshed@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/

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