



Smiths
your property experts

Church Street

Shepshed

- No upward chain
- Detached bungalow in the heart of Shepshed
- Easy reach of the town centre and amenities
- Three bedrooms and two bathrooms
- Spacious lounge/diner and a fully fitted kitchen
- Generous lawned gardens to the rear
- Gas central heating and uPVC double glazing

General Description

Smiths Property Experts offer to the market, with no upward chain, this detached bungalow with generous lawned gardens. The property occupies an elevated position tucked away from the square and within easy reach of the town centre and its associated amenities. The property is presented in good condition and offers excellent value for money, with generous indoor and outdoor space, and must be viewed to be fully appreciated.

The Location

Shepshed is a market town with a variety of local amenities and has convenient access to nearby Loughborough. The property is situated just one mile from Junction 23 of the M1 motorway, which provides easy access to Leicester, Nottingham, and Derby. Additionally, East Midlands Airport is located in close proximity.





The Property

The property boasts a spacious floor area of over 1,000 square feet, offering well-appointed living space with uPVC double glazing and central heating throughout. The living area includes a porch, an inner hall, a large 20' long lounge/diner, a fully fitted kitchen with an external door to the side, a three-piece shower room, and two good-sized bedrooms on the ground floor. Upstairs, you will find an impressive and generously sized main bedroom suite with separate en-suite facilities.

The Outside

The property is elevated from the street behind low-maintenance front gardens laid to flagstones and with a picket fence to the front. To the rear are generous lawned gardens with a good-sized seating terrace and a timber shed.

Property Information

EPC Rating D.

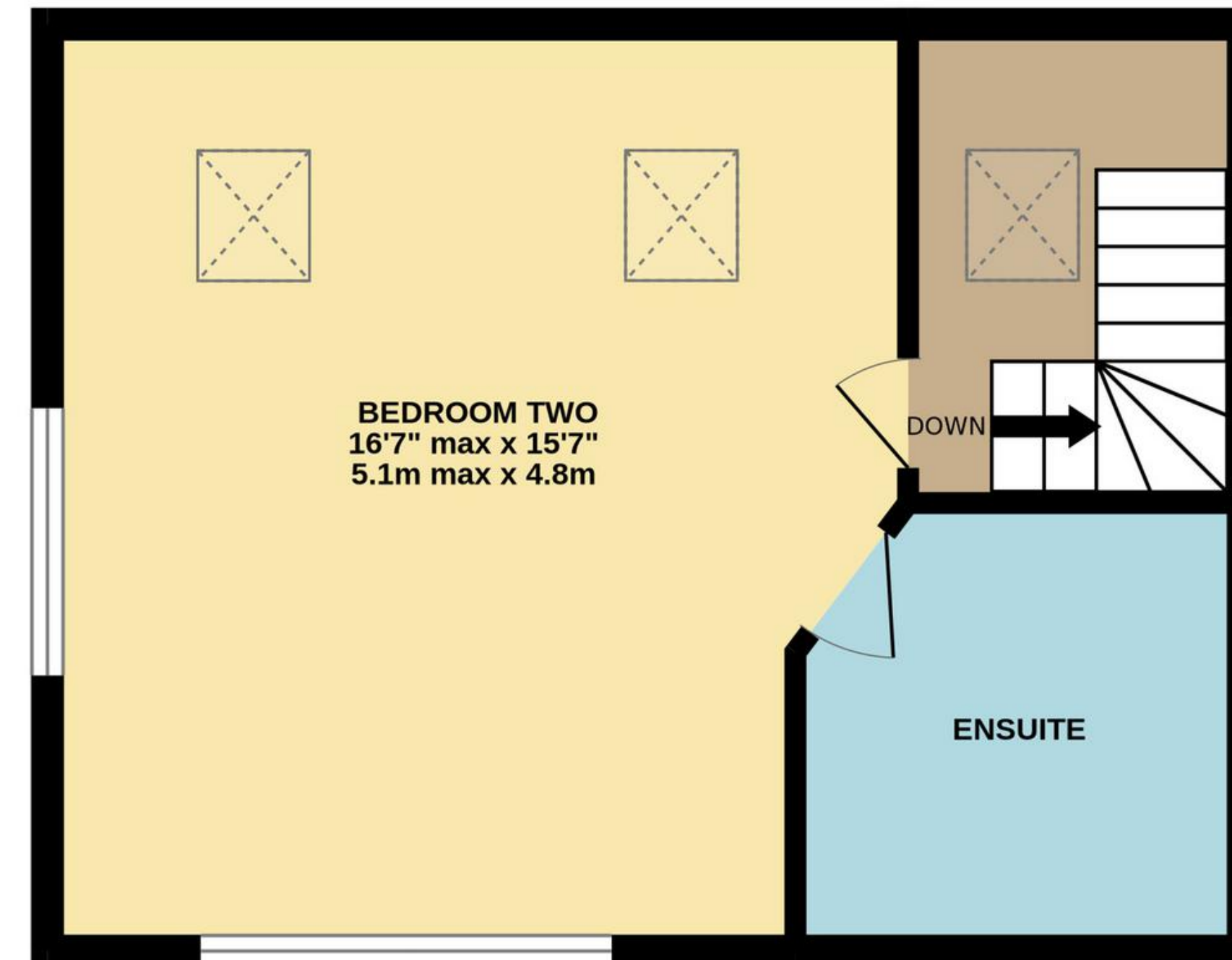
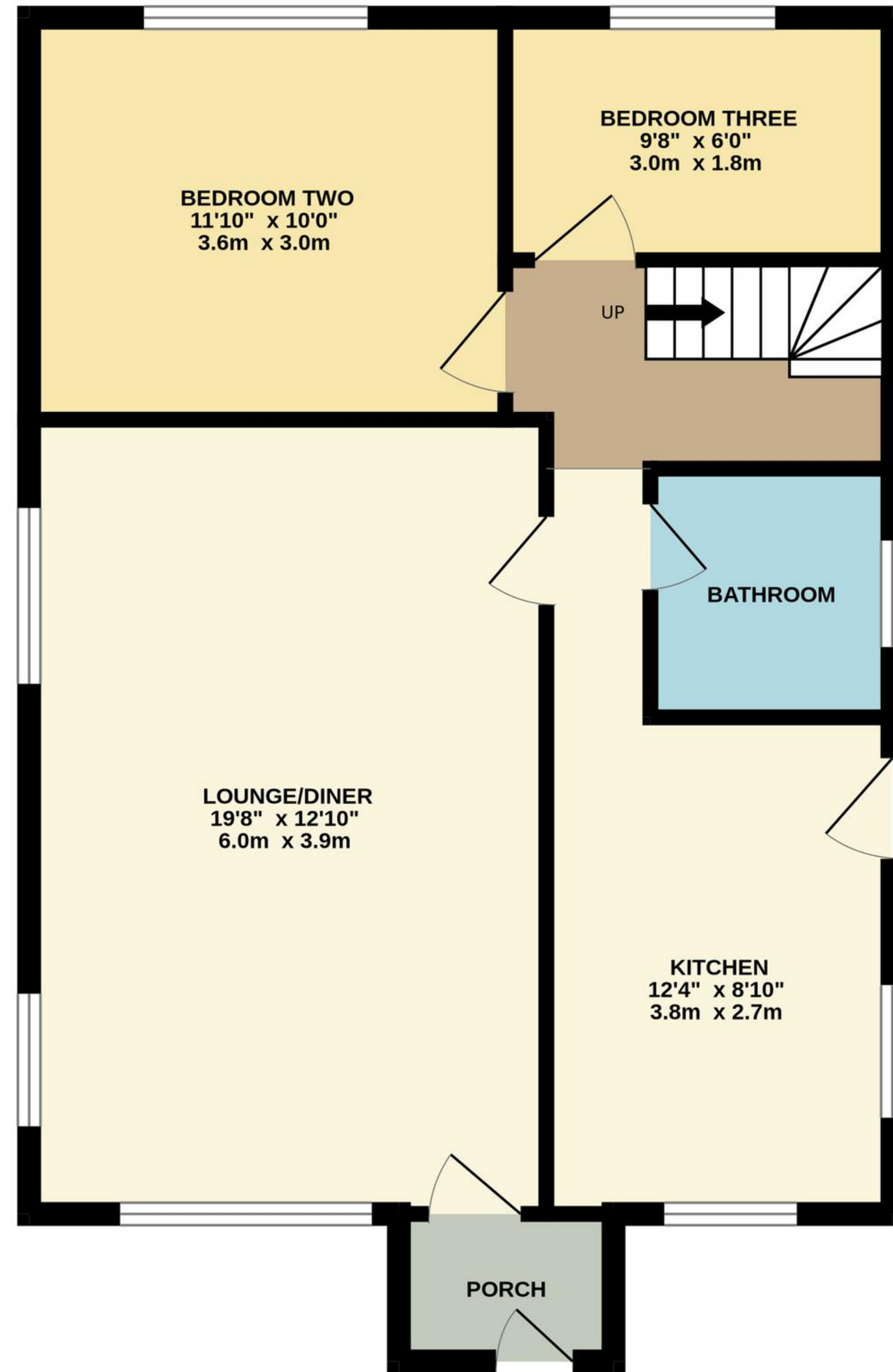
Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.



Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



