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# Arbury Dale

Shepshed

- No upward chain
- Modern and upgraded bungalow
- Updated and presented in 'move-in' condition
- Lovely double bedroom
- Newly renovated bathroom suite
- Driveway providing private parking
- Lawned front gardens
- Underfloor heating throughout

## General Description

Smiths Property Experts offer to the market with no upward chain, this upgraded bungalow in the Charnwood market town of Shepshed. The property has been sympathetically updated and is in 'move-in' condition. The town centre, with its full range of amenities, is within easy access, as is the M1 motorway junction (1/2 a mile), and neighbouring Loughborough is just 3 miles away.





## The Property

The property has approximately 368 square feet of living accommodation, including a light lounge/diner, a refitted kitchen, a double bedroom, and a separate newly renovated bathroom suite. There is underfloor heating throughout.

## The Outside

The property has a driveway providing private parking, and there are lawned front gardens.

## Property Information

EPC Rating: E.

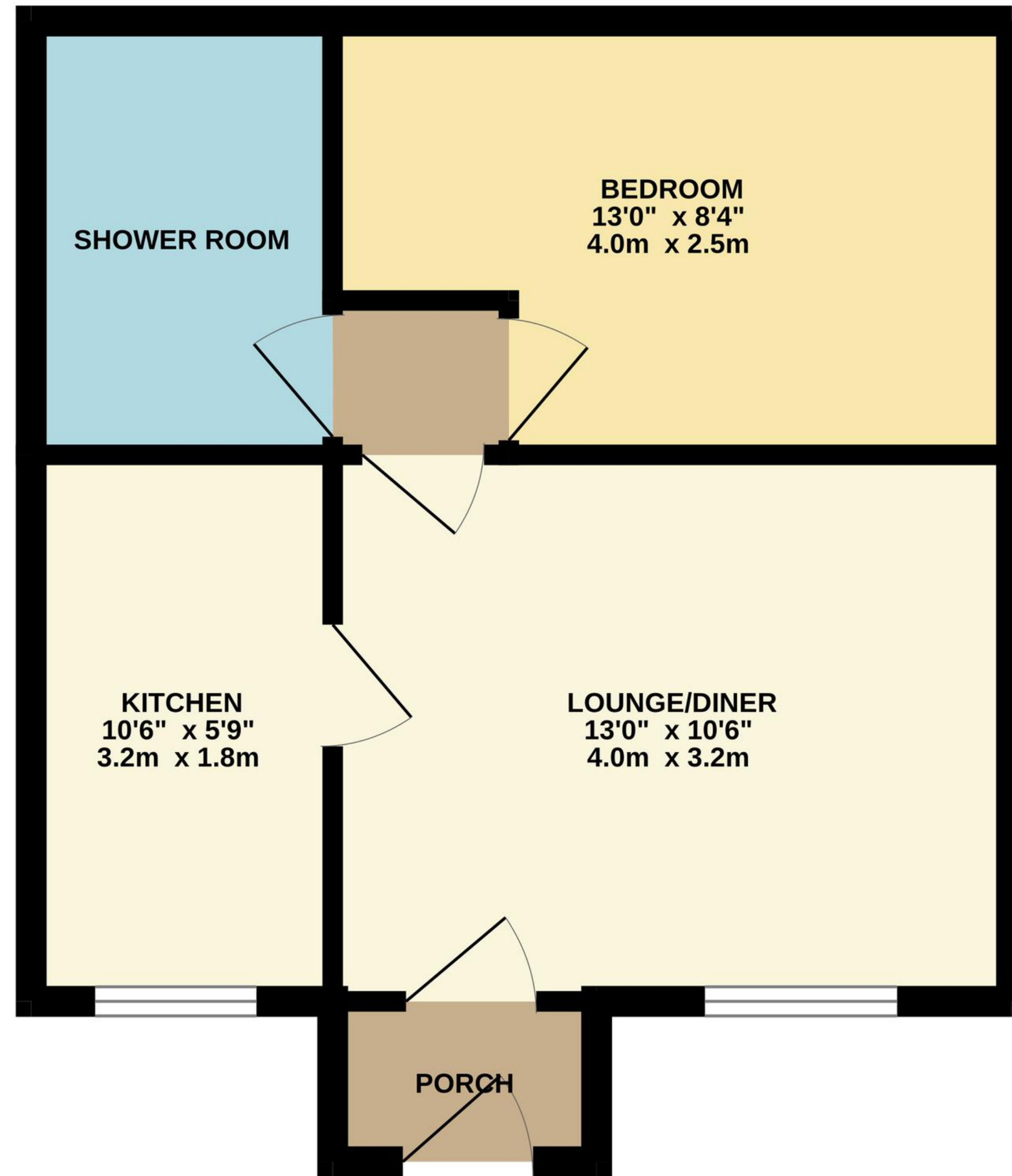
Tenure: Freehold. Council Tax Band: A.

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 : 368 sq.ft. (34.2 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.  
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