



**88 LEICESTER ROAD, SHEPSHED,  
LEICESTERSHIRE, LE12 9DH**



**£229,950**

**\*SPACIOUS DETACHED BUNGALOW \*TWO RECEPTION ROOMS  
\*THREE BEDROOMS \*SUN LOUNGE  
\*GAS CENTRAL HEATING \*DOUBLE GLAZING**

This spacious detached bungalow occupies a good size plot in a sought after residential area. The property is traditionally built offering considerable potential. Briefly the accommodation comprises of an enclosed entrance porch, spacious hallway with cloakroom, lounge, separate dining room, kitchen with pantry off, sun lounge, three bedrooms and bathroom. There is an outside boiler room and attached single garage. The property benefits from gas central heating and has gardens to both front and rear incorporating a driveway with vehicle parking space. The property lends itself to general updating together with the potential for development in the roof space, subject to any necessary planning consents.

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## ACCOMMODATION:

**ENTRANCE HALL** 5.33m x 1.68m (17' 6" x 5' 6") Having a radiator, hardwood front door and side screen with leaded light stained glass inner door and side screens leading to the entrance hall.

**CLOAKROOM** Having a low flush W.C and pedestal wash hand basin with tiled splash backs. Radiator. Double glazed window.

**LOUNGE** 4.83m x 3.94m (15' 10" x 12' 11") Fitted gas fire in timber surround. Coved ceiling. Double glazed window. Television point, two radiators and two wall light points. Glazed doors to:-

**DINING ROOM** 5.18m x 3.23m (17' 0" x 10' 7") Double glazed windows. Radiator. Coved ceiling and door to hallway.

**KITCHEN:** 3.62m x 3.30m (11' 11" x 10' 10"). Fitted with a range of matching base and wall cupboards, working surfaces incorporating an inset stainless steel sink unit and having tiled splash backs. Radiator. Pantry off with fitted shelves. Cooker space. Plumbing for automatic washing machine. Door to:-

**SUN LOUNGE:** 4.57m x 2.84m (15' x 9' 4") Double glazed with tongue and groove panelling to ceiling and rear wall. Radiator. Door to side.

**BEDROOM 1** 3.94m x 3.66m (12' 11" x 12' 0") into bedhead. Two double fitted wardrobes with cupboards over bedhead. Built in dressing table with chest and cupboard. Double glazed bay window.

**BEDROOM 2** 3.94m x 3.02m (12' 11" x 9' 11") Radiator. Bedhead light pull switch. Fitted vanity basin. Double glazed window.

**BEDROOM 3** into bedhead Three double fitted wardrobes with cupboard over. Double glazed window. Radiator.

**BATHROOM** Having a sit in shower, wash hand basin and low flush W.C. Fully tiled and pine clad. Double glazed window. Built in cupboard, radiator, wall mounted electric fan heater and electric strip light with integrated shaver point. Access to part boarded loft with electric light.

**OUTSIDE** To the front an asphalt driveway leads to the attached **BRICK GARAGE** 16' 11" x 8' 6" (5.15m x 2.59m) with up and over door and rear personal door.

The front garden incorporates a vehicle parking area and is lawned with mature conifers and shrubs. External light fittings, pathways with wrought iron gates to both sides of the property.

To the rear is a **BOILER/UTILITY ROOM** 10' 6" x 6' (3.20m x 1.82m) housing the wall mounted gas fired boiler for the central heating and hot water. Lagged hot water cylinder with immersion heater. Deep sink. Plumbing for automatic washing machine. The rear garden comprises a small patio area with steps down to the lawned garden having mature trees and shrubs together with a timber garden shed.





**SERVICES** The property is connected to main water, electricity, drainage and gas services. The central heating and domestic hot water are provided by the wall mounted gas fired boiler in the boiler/utility room. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION** We understand the property to be freehold and vacant possession will be given upon completion of the sale.

**LOCAL AUTHORITY** Charnwood Borough Council, Southfields, Loughborough 01509 263151

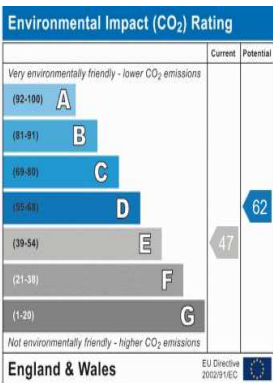
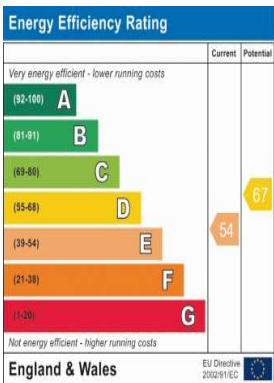
**PURCHASE PROCEDURE** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**DIRECTIONS** From the Bull Ring in the centre of Shepshed take Kirkhill and bear right into Leicester Road. The property is then on the left hand side of the road.

**MONEY LAUNDERING** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

**VIEWING** Strictly by prior appointment through our office.

**PROPERTY MISDESCRIPTION ACT** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.



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AND INFORMATION**

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