



£285,000

Anson Road, Shepshed LE12 9LB

Bungalow | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Main Particulars

No Upward Chain

Detached Bungalow

Three Bedrooms

Conservatory

Garage

In and out driveway

Private Enclosed Garden

Frobishers Sales and Lettings are delighted to bring to the market a three-bedroom detached bungalow situated on Anson Road, Shepshed with no upward chain. It comprises of: hallway, wc, kitchen, dining room, lounge, conservatory, family bathroom, three bedrooms and garage.

Entrance Hall – 1.91m x 1.54m (6'2" x 5') – Upon entering via a uPVC door and glazed side panel, you can access wc and dining room with carpet flooring, radiator, and alarm panel.

Wc - 1.47m x 1.47m (4'8" x 4'8") – Situated off the entrance hall white wc and sink within vanity unit. Window for natural light, radiator and carpet floor covering.

Lounge – 5.62m x 3.9m (18'4" x 12'7) – The lounge is situated at the rear of the property, with access via large sliding patio doors to the conservatory and overlooking the rear garden. A large space in the heart of the home with access to dining area and hallway to bedrooms. TV point, radiators and carpet floor covering.

Kitchen - 3.61m x 2.23m (11' 8" x 7' 3") - Fitted with a range of eye level and low-level units and drawers, roll top worksurface with a tiled surround, stainless steel bowl and a half sink and mixer taps. Space and plumbing for washing machine, fridge, and freezer. Worcester gas central heating boiler, tiled effect floor, uPVC window the front of the property.

Dining Room – 3.62m x 3.17m (11'8 x 10'4") – The dining is a separate reception room with access from the hallway, kitchen and lounge, uPVC window and patio door leading out into the garden, carpet floor covering and radiator.

Conservatory – 3.99m x 2.24m – (7'3" x 13') This conservatory is positioned at the rear of the property with access from the lounge. It large full length windows brings in natural light any time of the day, uPVC patio doors giving access to the garden. Radiator, sockets, and carpet floor covering.

Bedroom One – 4.28m x 3.31m (10'8" x 14' excluding wardrobes) - A large double bedroom situated at the rear of the property overlooking the garden. Fitted wardrobes and built in bedroom furniture, radiator and carpet floor covering, with access to bedroom three.

Bedroom Two – 3.52 x 3.33 (11'5" x 10'9" excluding wardrobes) – A double size bedroom also with built in wardrobes and dressing table, radiator, carpet floor covering and uPVC window overlooking the front of the property.

Bedroom Three – 3.1 x 2.24 (10' 1" x 7'3") – This room can be access from bedroom room one, previously used as an art room. It is bright and airy and could be used as a dressing room, third bedroom or home office. With its own separate access from the garden via uPVC patio door this room is very versatile. Radiator and carpet floor covering.

Bathroom – 2.29m x 2.1m (7'5"x 6'8") – Situated at the front of the property, this bathroom has uPVC opaque window, white vanity unit with wash hand basin, shelves, light and wall mirror, WC, bath with shower over and shower screen, mixer taps, part tiled walls, radiator, airing cupboard housing a water cylinder.

The gravelled driveway offers parking for a number of vehicles, it's 'in and out' driveway makes for easy access getting on and off Anson Road, Shepshed. With a low-level stone wall, shrubs, and flower beds. Easy access to the garage with electric roller shutter doors. Access to the rear can be obtained via the side gate leading to a large mature enclosed garden via wall and fenced boundary, paved patio areas, lawn, garden shed. Due to how this property is situated allows privacy while you enjoy the sun.



GROUND FLOOR  
1369 sq.ft. (127.2 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, the dimensions, areas, and other details are approximate and responsibility is taken for any errors, omissions and discrepancies. The plan is for illustrative purposes only and should be used as a guide only. The actual layout and dimensions may vary from the floor plan and be governed by the local authority or other relevant parties.  
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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