



£260,000

Little Haw Lane, Shepshed LE12 9LN

Bungalow | 2 Bedrooms

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 FROBISHERS

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Step Inside

Key Features

- NO UPWARD CHAIN
- Detached Bungalow
- Two Double Bedrooms
- Lounge
- Kitchen
- Sought After Area
- Summer House
- Garage
- Off Road Parking

Main Particulars

Frobishers Sales and Lettings are delighted to bring to the market a two-bedroom detached bungalow situated on Little Haw Lane, Shepshed with no upward chain. It comprises of hallway, kitchen/diner, lounge, family bathroom, two bedrooms, storeroom, summer house and garage.

Porch - uPVC door leading into the porch area with tile floor and a wooden door into the hallway.

Entrance Hall - This entrance hall is the heart of the home allowing access to all rooms. Carpet flooring, radiator, and cupboard with alarm panel.

Lounge - 5.36m x 3.65m (17'5" x 11'9") - The lounge is perfectly situated with dual aspect windows making the most of the front and rear views. uPVC door to the rear of the lounge allowing access into the garden. The focal point of the room is a gas flame coal effect fire with marble hearth and wood fire surround. Carpet floor covering, radiator and TV point.

Kitchen - 4.42m x 3.11m (14'5" x 10'2") - Fitted with a range of eye level and low-level units and drawers, roll top worksurface and wall tiles, composite bowl and a half sink and mixer taps. Freestanding gas cooker and hob, extractor fan, space and plumbing for washing machine, fridge, and freezer. Carpet floor covering, uPVC window to rear and side elevation and uPVC door allowing access to the garden.

Bedroom One - 3.67 x 3.08 (12' x 10'10") Large double bedroom situated at the front of the property. Fitted wardrobes and built in bedroom furniture, radiator and carpet floor covering.

Bedroom Two - 3.22m x 3.21m (10'5" x 10'3") A double size bedroom with built in cupboard, radiator, carpet floor covering and uPVC window to side elevation.

Bathroom - 2.29m x 2.1m (7'5" x 6'8") Situated at the rear of the property, this bathroom has uPVC opaque window, white pedestal wash hand basin, mirror, wall heater, WC, bath with shower over, mixer taps, part tiled walls, radiator, airing cupboard housing a Worcester boiler.

OUTSIDE

The tarmac driveway offers parking for a number of vehicles, with a low-level stone wall, shrubs, and flower borders. Easy access to the garage with an up and over door and side door. Access to the rear of the property can be obtained via a side wrought gate leading to a mature enclosed garden, paved and gravel patio areas, lawn, garden shed and a beautiful summer house in the corner which has electricity, perfect for those summer days!

Store - Great additional storage space, currently used for a washing machine. Tiled wall, plumbing for a washing machine, electricity and light.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The correct legal description of the property should be used and not the description on this floorplan. The correct legal description of the property should be used and not the description on this floorplan. No part of this floorplan should be used for any other purpose.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

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