

Britannia Street

Shepshed, Loughborough, LE12 9AE

John 
German





Britannia Street

Shepshed, Loughborough, LE12 9AE

Offers over £185,000

Deceptively sized and beautifully presented bungalow set in the very heart of this town, extending to circa 700 sq.ft including a contemporary modern kitchen, 2 reception rooms, 2 bedrooms and a modern family bathroom plus secure gated drive with parking and lovely south westerly gardens.



Perfectly positioned for access to all of the amenities in Shepshed including a doctor's surgery, supermarkets and nearby pretty Glen more Park, this property has a gas fired central heating system and uPVC double glazed windows.

A double gated driveway approach offers secure parking. Step inside and you will find a well presented living space beginning with a great sized dining room with dual aspect corner windows. Adjacent is the contemporary white high gloss kitchen fitted with base and wall cabinets along three walls and complementary counters incorporating a feature inset sink and pillar mixer tap plus an integral gas hob with extractor hood above in addition to an eye level oven. There are also spaces for a washing machine and tall fridge freezer.

Next is the lounge that has a wide front facing window, this pleasant room connects you to the inner hall off of which you will find bedroom two to your left having a fitted vanity unit with wash hand basin bowl and built-in cupboard housing the gas fired boiler.

Bedroom one is a lovely double sized room with dual aspect corner feature window and the benefit of a uPVC double glazed door stepping out to a timber decked patio area with pretty cherry blossom tree over.

The modern family bathroom is fitted with a white suite comprising bath with shower and glazed screen above, vanity unit with inset wash hand basin, tiled floor and complementary tiling to all walls. A separate WC also has a wash basin.

Steps from the inner hallway lead outside where you will find a small private patio area. You can walk around the bungalow to your left back towards the driveway whilst to your right you access the main gardens that are laid principally to lawn and have a lovely sunny southerly aspect alongside a fantastic degree of privacy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

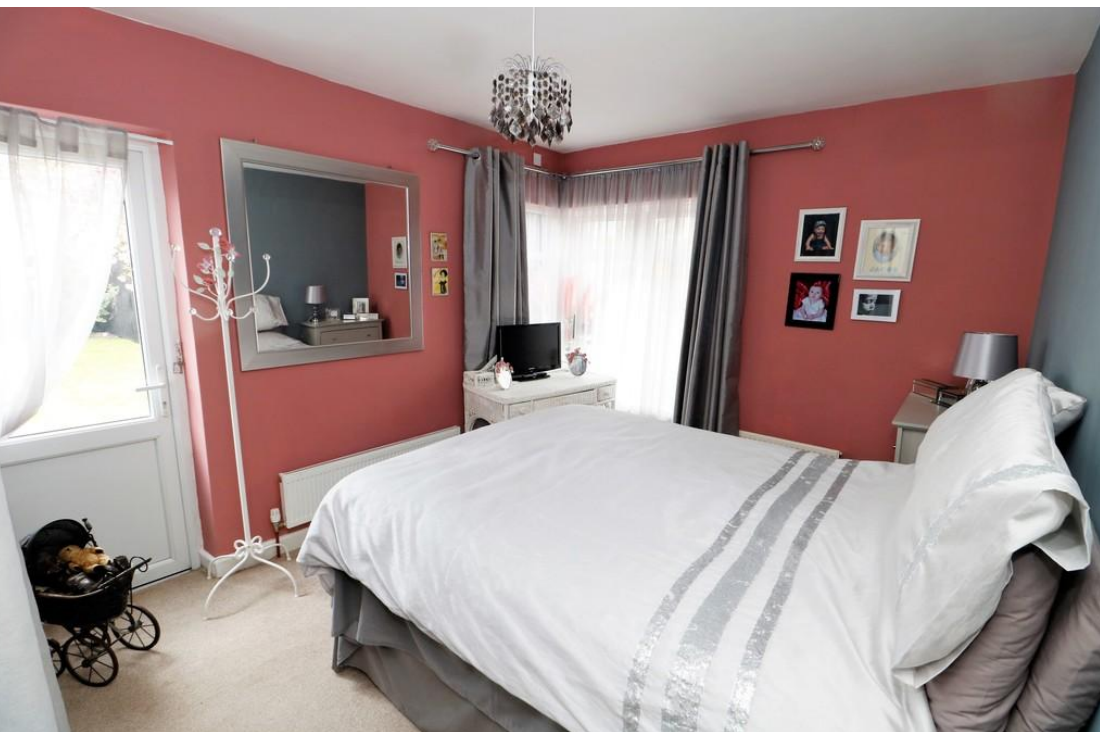
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

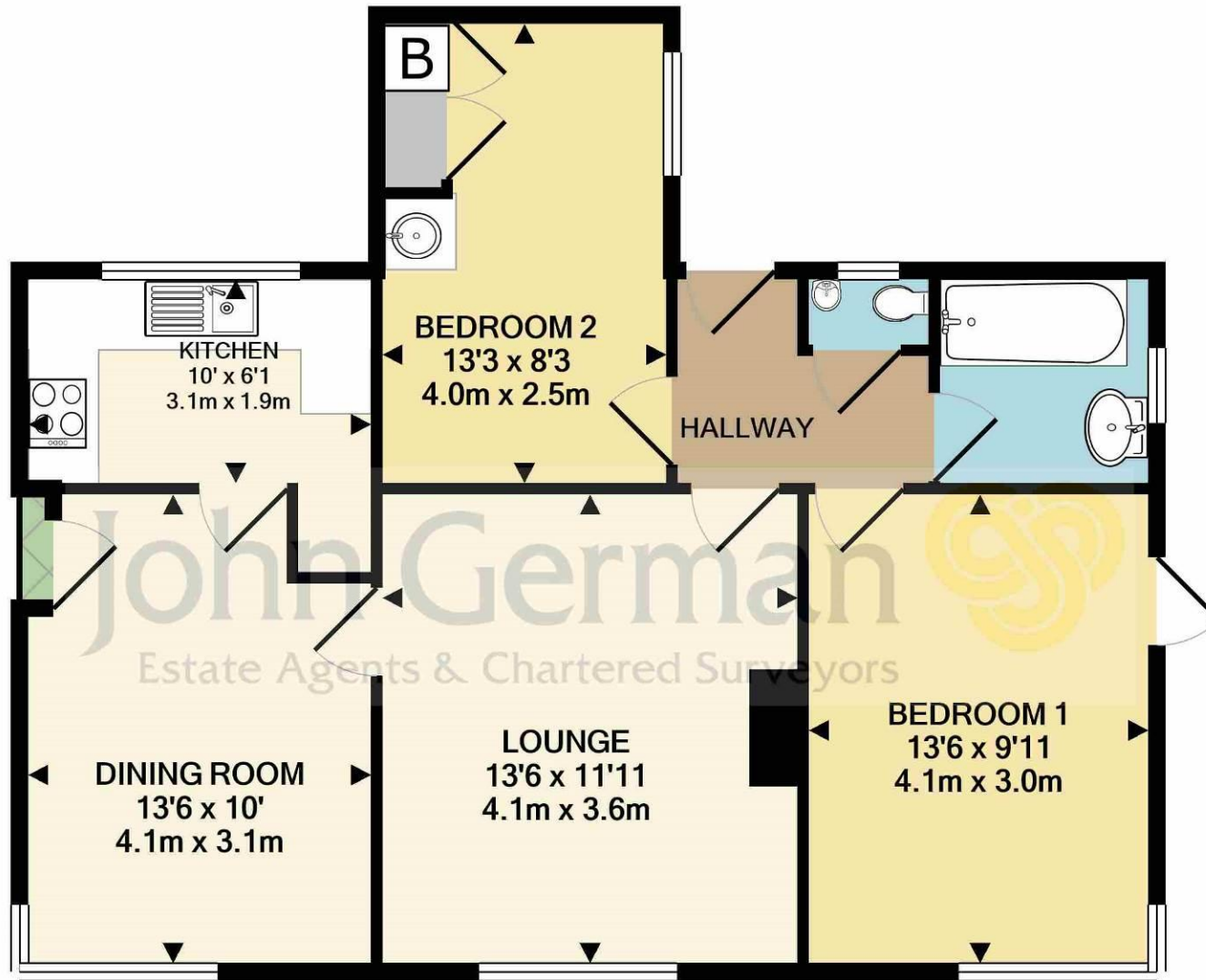
Useful Websites: www.environment-agency.co.uk www.charnwood.gov.uk

Our Ref: JGA/19042021

Local Authority/Tax Band: Charnwood Borough Council / Tax Band B







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



John German

8 Forest Road, Loughborough, Leicestershire, LE11 3NP

01509 239121

loughborough@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

