

Lansdowne Road

Shepshed, Loughborough, LE12 9RS



Downsize, or perhaps looking for a first-time purchase, the choice is yours. This bungalow is ready to move into and is perfect if you wish to put your own stamp on a property.

Offers Over £225,000



John German

This home has two double bedrooms, with potential for one of the bedrooms be easily utilised as a separate dining area, study or perhaps office. There is scope to have an informal dining area in the main living room, so you could still sit down for meals.

The kitchen is fitted with smart matching base and eye level units with space for a breakfast table and chairs and access from both the living room and kitchen to a super cosy sunroom where you can enjoy morning coffee or the afternoon sunshine.

The shower room completes the main accommodation with a matching suite.

There is plenty of off-road parking, a separate space to the front, a separate shared driveway and access to the garage which also makes a handy potting shed for the mature rear garden which has a patio seating area and loose stones as opposed to grass for ease of maintenance.

This property is within easy reach of Shepshed and the local amenities and is also close to the village of Hathern. Shepshed is convenient for East Midlands Airport and the M1 Motorway network for North and South Travel which makes the area very popular with buyers that travel.

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.gov.uk/government/organisations/environment-agency

www.charnwood.gov.uk/pages/planning_applications

Our Ref: JGA/29102021

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

GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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