



Asking Price £140,000

TENURE : FREEHOLD

Sipton Road, DN16

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

NO FORWARD CHAIN

DOUBLE BEDROOMS

**OFF ROAD PARKING &
GARAGE**

GAS CENTRAL HEATING

FULL DOUBLE GLAZING

**LOW MAINTENANCE
GARDENS**

Louise Oliver Properties Limited
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Louise Oliver Properties welcomes to the market a detached two-bedroom bungalow, offered for sale with no forward chain for ease of purchase. Benefits include, gas central heating combi-boiler, full uPVC double glazing, low maintenance gardens to the front and rear aspects, attached single brick-built garage, and council tax rating B.

Briefly the property comprises of, ample off-road parking, two double bedrooms situated to the front and rear aspects, dual aspect lounge providing ample natural lighting to the space, a modern shower room to include walk in enlarged shower enclosure, low flush toilet, pedestal hand basin, and a combination of tiles and PVC boarding to the walls and flooring. Dual kitchen dining space offers wood fronted wall and base storage with built in oven and hob, pantry store, breakfast bar, and space for dining table, opening to the rear garden. The position boasts accessible public bus routes, walking distance to the centre of Ashby with access to supermarkets, doctors' surgery, and local services.

ENTRANCE

Opening to enclosed porch via uPVC obscure glazed door to the side aspect, with carpeted flooring, light to wall, and open brickwork to the walls. The porch opens into spacious hallway, comprising wooden laminate flooring, radiator, storage cupboard housing gas combi-boiler, loft access, and lights to wall and ceiling, with access to all rooms.

LOUNGE 4.56m x 3.32m

Dual aspect lounge comprising, wood laminate flooring, leaded uPVC windows, radiator, electric fire, and lighting to the wall and ceiling.

KITCHEN / DINER 3.04m x 2.54m / 1.84m x 2.54m

Open plan kitchen and dining space comprising of, wood fronted wall and base storage, built in gas oven, grill and hob, dual aspect uPVC windows, built in pantry store, stainless steel sink and drainer, breakfast bar, ample dining space, wood laminate flooring, and light to ceiling.

BEDROOM ONE 3.95m x 2.73m

Double bedroom comprising, carpeted flooring, radiator, leaded uPVC front aspect window, and light to ceiling.

BEDROOM TWO 3.04m x 2.76m

Double bedroom comprising carpeted flooring, rear aspect leaded uPVC radiator, and light to ceiling.

SHOWER ROOM 2.07m x 1.67m

Modern shower room comprises of, tiled flooring and walls, PVC boards to ceiling and shower enclosure, spotlights to the ceiling, low flush toilet, pedestal hand basin, side aspect obscure glazed window, slide to open glazed shower enclosure with electric shower unit, and ladder style towel radiator.

EXTERNAL

To the front aspect the property offers block paved low maintenance garden, with double driveway, gated access, and single garage. The rear garden offers low maintenance paved courtyard with external water supply, covered terrace, fenced perimeter, and block paving.

Disclaimer

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purchasing.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 101 Shipton Road, DN16