



Enjoying a unique and pleasant plot in this highly regarded village, this attractive and spacious bungalow offers versatile accommodation, with private garden to either side of the property.

Guide Price £325,000





Offering an excellent amount of internal space as well as a deceptively spacious plot, this attractive and unique detached bungalow enjoys an enviable position in what is a highly regarded and popular village location, be nefiting from a range of local amenities including shops, post office, doctors surgery, schools and leisure facilities.

Set back from the road with a block paved driveway which offers parking for multiple vehicles, the double glazed front entrance door leads in to the hallway, with further doors leading off.

Set to one side of the hallway is the main bedroom. This room is tastefully appointed and generously proportioned, comfortably hosting a king size bed and has window to the front aspect.

The adjacent refitted shower room hosts a smart suite with part tiled walls. There is a walk in shower with wall mounted controls, low level WC, hand wash basin and a chrome heated ladder towel rail.

Also off the hallway, there is a useful cupboard/storage space which has been utilised to house a washing machine and tumble dryer.

Continuing through, the kitchen comprises a range of both wall and base level storage units, work surfaces and integrated appliances. These include a five ring gas hob, overhead cooker hood, Bosch oven, dishwasher and a one and a half bowl sink and drainer unit beneath the window to the front aspect.

Offering an inviting reception space, the lounge also has a window to the front aspect, with the log burning stove presenting a focal point to the room.

From here, a door leads to the second hallway, with doors to the two remaining bedrooms and also to a glazed uPVC porch that opens to the front of the property.

With the benefit of three very well proportioned bedrooms this property presents suitability for family living as well as those looking to downsize to a property on one level.

Outside, there is a garden space to either side of the property, with one having a patio, lawn and mature planted borders, as well as an impressive summer house. The other is largely paved and has a sizeable garden shed.

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

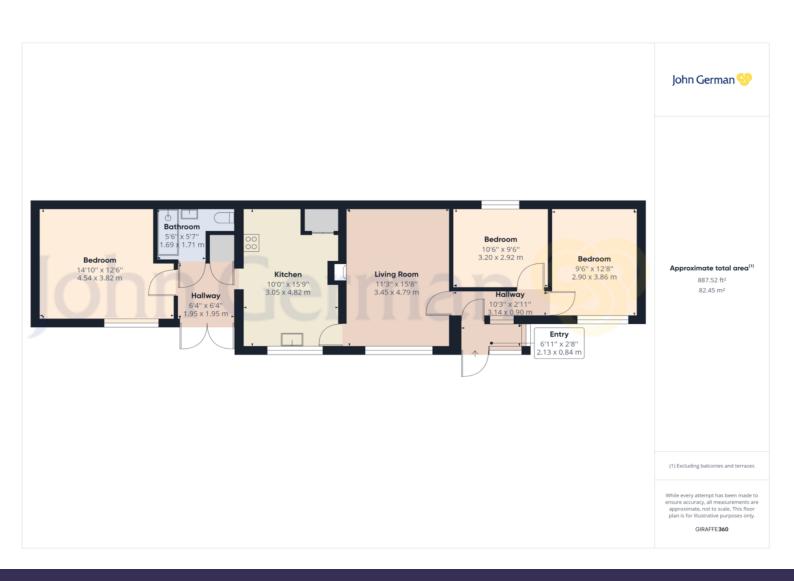
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

## **Useful Websites:**

www.gov.uk/govemment/organisations/environment-agency www.rushdiffe.gov.uk

Our Ref: JGA/06102023

Local Authority/Tax Band: Rushdiffe Borough Council / Tax Band C













## John German 🧐





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.

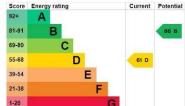
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.















75 Main Street, East Leake, Loughborough, Leicestershire, LE12 6PS 01509 856006 eastleake@johngerman.co.uk

John German

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

JohnGerman.co.uk Sales and Lettings Agent