



A well-presented, spacious and light bungalow, situated in a most enviable private position, within an over 55's warden aided development, being sold with no onward chain.

Guide Price £250,000



Upon entering, the entrance hall leads into a study/single bedroom which overlooks the front elevation, straight ahead is the main double bedroom, with inbuilt double wardrobe, overlooking the garden.

The shower room offers a wet-room style facility with non-slip flooring.

Upon entering the spacious and larger than average lounge/dining room, you are greeted with superb dual aspect with a box bay window to one elevation and sliding patio door (giving access to the private garden) to the other, maximising the feeling of light, space and privacy.

The kitchen, situated off the lounge/diner, is again of good size and capable of housing a breakfast table with another view over the gardens.

Parking is available on site.

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

99 year lease commenced 01/04/1993

Service charge: £204pcm £10pa ground rent.

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Car park

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link

<https://checker.ofcom.org.uk/>

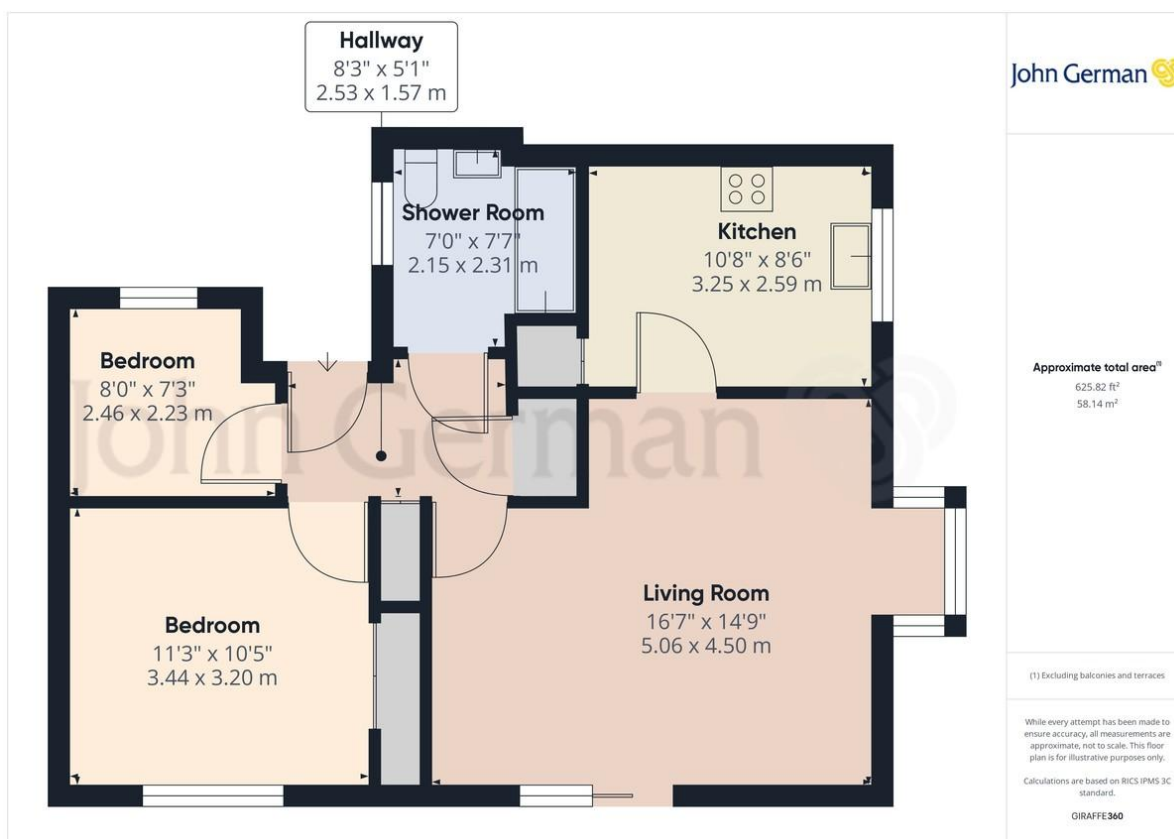
**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band C

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA29112024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
59-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### 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

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