



**PURLEY RISE,
SHEPshed, LE12 9JT**

**£350,000
FREEHOLD**

A beautifully maintained, extremely spacious, detached bungalow. Set in immaculate gardens, in a quiet cul de sac location, the property offers extremely versatile accommodation. Conveniently situated three miles from Loughborough, with excellent rated schools and a new Aldi supermarket opening nearby. Shepshed provides local amenities, newsagents/post office, and a number of pubs and restaurants. In addition there are excellent road links to Nottingham, Derby and Leicester with further access to the M1 motorway, A42/M42, A50 and East Midland Airport at Castle Donington.

**EDWARDS**
SALES AND LETTINGS

PURLEY RISE

Excellent plot and position | 3 bedrooms | 3
reception rooms | Garage and off-street parking |
Double aspect sitting room | Wrap around garden
| PVCu double glazing | Versatile living
accommodation | Council Tax Band D | EPC rating

D



PROPERTY SUMMARY

A beautifully maintained, extremely spacious, detached bungalow. Set in immaculate gardens, in a quiet cul de sac location, the property offers extremely versatile accommodation. Conveniently situated three miles from Loughborough, with excellent rated schools and a new Aldi supermarket opening nearby. Shephed provides local amenities, newsagents/post office, and a number of pubs and restaurants. In addition there are excellent road links to Nottingham, Derby and Leicester with further access to the M1 motorway, A42/M42, A50 and East Midland Airport at Castle Donnington.

FULL DETAILS

A real gem of a property situated in an excellent plot and position offering over 1000 square feet of living accommodation. With separate garage with electric up and over door and beautifully manicured wrap around garden, the very generous bungalow is ideally placed and beautifully presented. Offering huge versatility with 3 separate reception rooms and a further 3 bedrooms. Furthermore there is a beautifully maintained garden that is manicured and landscaped to be easy maintenance and boasts a large degree of privacy.

Both the dining room and sitting room have feature fireplaces, the latter being dual aspect to both the front and rear with sliding doors to the garden. The lounge diner and the adjacent kitchen could be amalgamated into one room, and has French doors to the patio area of the garden. The kitchen is fitted with a range of base, wall and drawer units and has further access to the garden beyond.

The 2 main bedrooms have private rear view aspect to the garden, the principal bedroom having the benefit of fitted wardrobes. A third bedroom/study has front view aspect. The 4 piece bathroom is fitted with close coupled WC, bidet, pedestal wash basin and paneled bath with shower and glass shower screen.

The property benefits from PVCu double glazing throughout and Worcester-Bosch combi boiler.

SITTING ROOM

20' 5" x 13' 0" (6.22m x 3.96m)

DINING ROOM

15' 3" x 10' 9" (4.65m x 3.28m)

KITCHEN

9' 5" x 8' 9" (2.87m x 2.67m)

LOUNGE/DINER

11' 4" x 9' 0" (3.45m x 2.74m)

BEDROOM ONE

11' 3" x 10' 2" (3.43m x 3.1m)

BEDROOM TWO

11' 3" x 8' 1" (3.43m x 2.46m)

BEDROOM/STUDY

7' 2" x 5' 6" (2.18m x 1.68m)

BATHROOM

9' 2" x 5' 6" (2.79m x 1.68m)

GARAGE

17' 6" x 8' 7" (5.33m x 2.62m)

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

PURLEY RISE







PURLEY RISE

ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

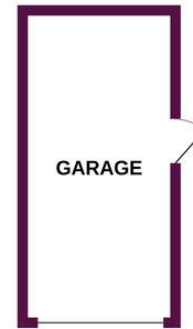
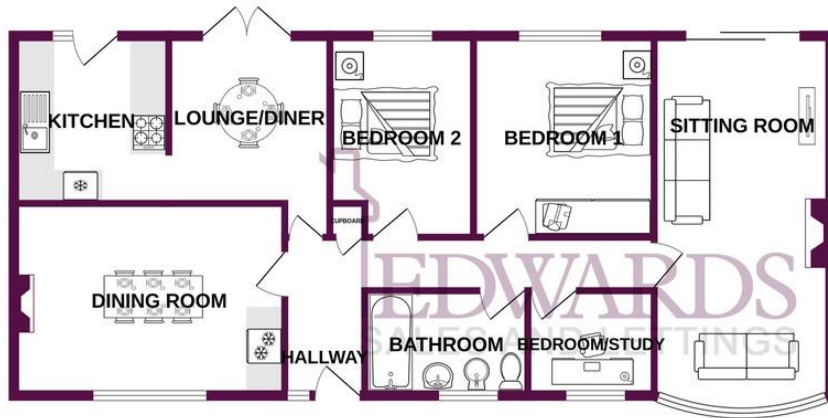
Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

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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EDWARDS
SALES AND LETTINGS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements