



**TRUEWAY DRIVE,
SHEPshed, LE12 9HG**

**£215,000
FREEHOLD**

Immaculately presented and beautifully stylish bungalow, decorated in modern contemporary style with new carpets and UPVC windows throughout. Complemented by gorgeous front garden mainly laid to lawn with mature borders and a low maintenance rear garden, arranged as a large terraced area enclosed within brick walls for privacy and security. Fabulous residential location near Newcroft Primary School, with a wealth of amenities offered in Shepshed on your doorstep, including supermarkets, doctors surgeries, restaurants, pubs and good schools. Excellent road links with easy access to M1, A6, M42, A50 linking to all major cities in the Midlands and beyond, in conjunction with major railway from Loughborough and East Midlands Airport both close by.

EDWARDS
SALES AND LETTINGS

TRUEWAY DRIVE

Stunning refurbishment | Lovely front and rear gardens | Reception/diner | Two bedrooms | Excellent plot and position | UPVc double glazed windows | Modern kitchen and bathroom | New carpets throughout | EPC RATING D | CHARNWOOD COUNCIL TAX BAND A



PROPERTY DESCRIPTION

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FULL DETAILS

Beautifully renovated and presented bungalow to an exceptionally high standard with no further work needed. Accessed via practical front porch with PVCu double glazed doors to both front and rear gardens and leading to entrance hall that provides access to the rest of the accommodation including: Generously proportioned living/dining room area providing great space for entertaining with feature fireplace and a light airy feel. Two good sized bedrooms and modern kitchen fitted with a range of wall, base and drawer units, stainless steel sink drainer, integrated appliances including oven, hob and extractor fan over space for fridge/freezer and under-counter space and plumbing for washing machine. The bathroom is fitted with a three piece suite comprising close coupled W.C, pedestal wash hand basin and paneled bath with shower over and stylish half tiled walls. Lovingly maintained and newly decorated in stylish and neutral contemporary colours and new carpets throughout.

PORCH

4' 4" x 3' 0" (1.32m x 0.91m)

ENTRANCE HALL

6' 3" x 3' 3" (1.91m x 0.99m)

KITCHEN

9' 5" x 6' 3" (2.87m x 1.91m)

RECEPTION ROOM

14' 0" x 10' 10" (4.27m x 3.3m)

BEDROOM ONE

12' 2" x 8' 0" (3.71m x 2.44m)

BEDROOM TWO

8' 5" x 6' 8" (2.57m x 2.03m)

BATHROOM

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.

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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

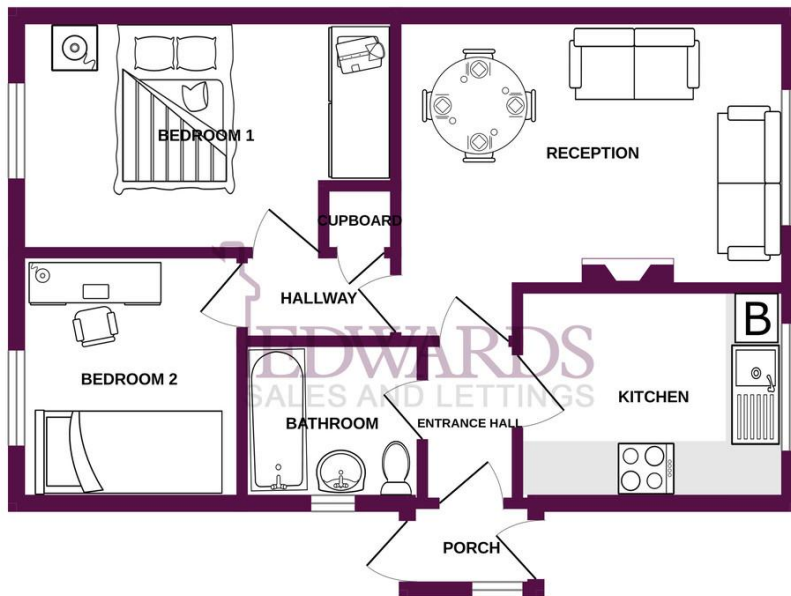
Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold



GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 460 sq.ft. (42.8 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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OFFICE

38 Frederick Street
Loughborough
LE11 3BJ

01509 268208
info@helloedwards.co.uk
www.helloedwards.co.uk

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