



Sharpland, Leicester. LE2 8UP

- Spacious Three Bedroom Detached Bungalow
- Cul De Sac Location
- Ideally Located for Fosse Park, M1/M69 Motorway network
- Ent Porch, Ent Hall, Good Size Living Room, Kitchen
- Conservatory, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System
- Driveway Providing Car Standing , Double Garage, Rear Garden
- Offered With No Onward Chain, Early Viewing Recommended
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

Spacious detached three bedroom bungalow offered with no onward chain. Ideally located for the M1/M69 motorway network and Fosse Park and tucked away in a cul de sac location. The property comprises of porch, entrance hallway with store cupboard, to the rear is a large living/dining room with brick fire surround and a window overlooking the rear garden. There is a kitchen fitted with a range of base and wall units and it has a side access door to the side lobby which in turn leads to the double garage. There are three generous bedrooms, a family bathroom and a conservatory located off the back of bedroom three. To the front of the property there is a driveway providing car standing and giving access to the double garage with up/over door. A side gate leads to the rear garden with patio, lawn and mature borders. Internal viewing recommended to appreciate the position, size and layout. EPC rating D and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Living Room

17' 0" max red to 12'4" x 15' 11" (5.18m x 4.85m)

Kitchen

12' 4" x 8' 9" (3.76m x 2.67m)

Conservatory

10' 0" x 7' 9" (3.05m x 2.36m)

Bedroom

13' 7" max to back of robes x 10' 10" (4.14m x 3.30m)

Bedroom

11' 1" x 10' 11" (3.38m x 3.33m)

Bedroom

10' 4" x 9' 7" (3.15m x 2.92m)

Family Bathroom

External

Double Garage

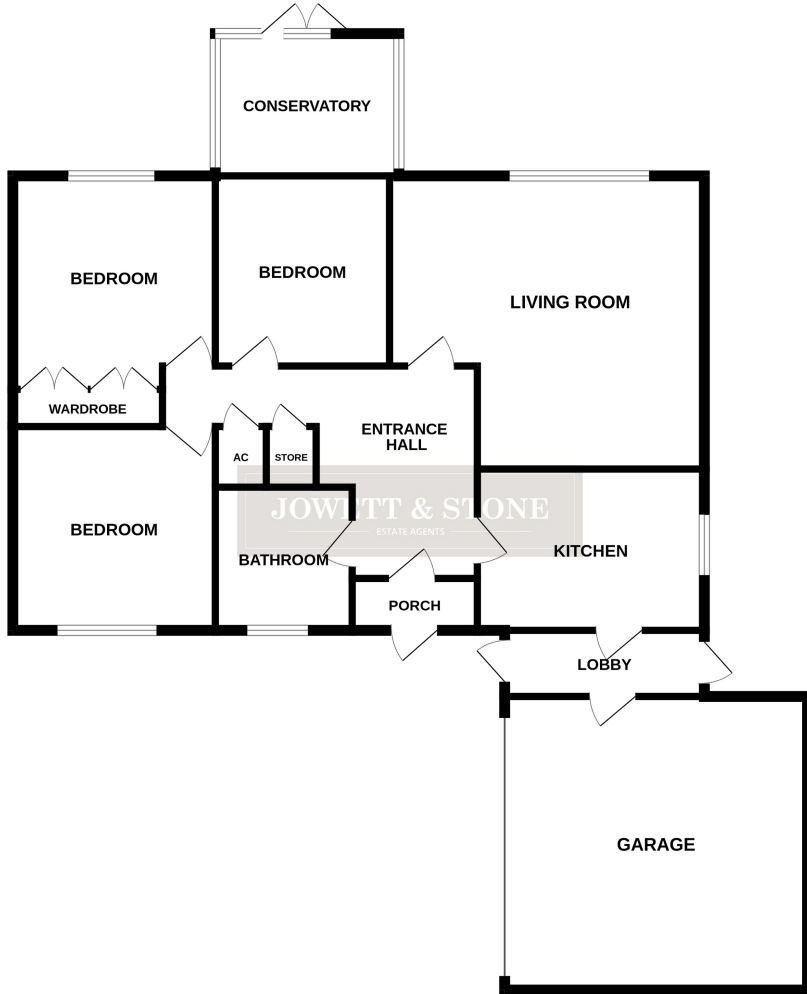
16' 8" x 15' 11" (5.08m x 4.85m)

Rear Garden



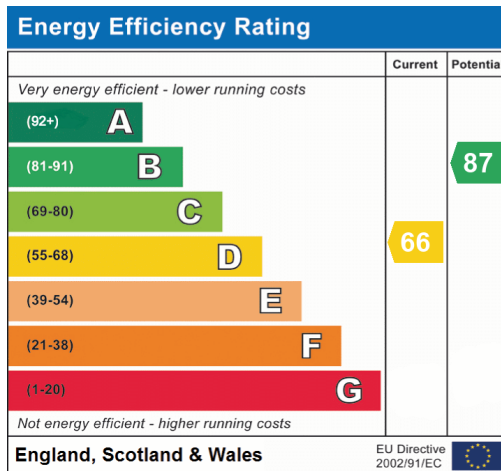
FLOORPLAN & EPC

GROUND FLOOR
1306 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA - 1306 sq.ft. (121.4 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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