



8 SHAMBLES CLOSE

WALCOTE

"Situated in a prime South Leicestershire village location within easy reach of all of the major communication links and with accommodation that flows over three floors is this three bedroom semi-detached property which is offered for sale with 'No Upward Chain'. Step inside to find a floorplan comprising of an entrance hall, guest cloakroom and open plan lounge/dinin/kitchen with wood burning stove to the ground floor. The first floor boasts two bedrooms and a family bathroom. Whilst the second floor is where you will find the principal bedroom with en-suite shower room. To the front of the property is a lawned garden and driveway providing off road parking leading to a single detached garage. to the rear is a small garden laid mainly to lawn with a paved patio area."

£285,000

8 Shambles Close, Walcote

GROUND FLOOR

Entrance Hall

Entrance door with double glazed panels to front aspect, uPVC double glazed window to front aspect, stairs rising to first floor, radiator, wood effect laminate flooring, communicating doors.

Cloakroom

Fitted with a white suite comprising low level flush w.c., pedestal wash hand basin with tiled splashback, radiator, tiled floor, obscure uPVC double glazed window to front aspect.

Open Plan Lounge/Dining/Kitchen

Lounge/Dining Area

Feature multi-fuel stove with tiled hearth, radiator, television aerial point and telephone point, wood effect laminate flooring. uPVC double glazed French doors to rear aspect, uPVC double glazed window to rear aspect.

Kitchen Area

Fitted with a range of cream coloured wall and base level units, one and a half bowl sink and drainer unit with mixer tap, integrated appliances comprising of fridge, freezer and dishwasher, built in oven and hob with extractor hood over, radiator, tiled floor, recessed ceiling downlights, understairs cupboard currently housing washing machine. uPVC double glazed window to front aspect,

FIRST FLOOR

Landing

uPVC double glazed window to front aspect, radiator, stairs rising to second floor, communicating doors.

Bedroom Two 2.93m (9'8") x 2.44m (8')

uPVC double glazed window to front aspect, radiator, built in wardrobe with sliding mirror fronted doors.

Bedroom Three 2.80m (9'2") x 2.02m (6'7")

uPVC double glazed window to rear aspect, radiator, built in wardrobe with sliding doors.

Bathroom

Fitted with a white suite comprising low level flush w.c., pedestal wash hand basin, panelled bath with shower screen and mixer tap shower over, tiling to water sensitive areas, recessed ceiling downlights, shaver socket, chrome ladder style towel radiator, tiled floor. obscure uPVC double glazed window to rear aspect,

SECOND FLOOR

Landing

Built in cupboard housing hot water cylinder, communicating door to:

Principal Bedroom 4.11m (13'6") x 3.43m (11'3")

uPVC double glazed window to front aspect, radiator, loft access, built in cupboard with storage space and incorporating electric heating system.

En-Suite

Fitted white suite comprising low level flush w.c., pedestal wash hand basin, double shower tray cubicle, tiling to water sensitive areas, recessed ceiling downlights, shaver socket, chrome ladder style

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OUTSIDE

Garden

To the front there are two small lawn areas, flower, external light, side driveway providing off road parking and leading to the single detached garage.

The rear garden is laid mainly to lawn with a paved patio seating area and planted borders.

Garage

With pitched roof, up and over door, power and light connected, pedestrian side access door.

AGENTS NOTE

Miscellaneous

Harborough District Council

Council Tax Band C

£2,020.96

DISCLAIMER

Hind Estates Ltd the marketing agent of this property, and the vendors of this property give notice that:

A. All measurements within these particulars are approximate, and floorplans are not to scale and are for informational purposes only.

B. Prospective purchasers should note that no statement or measurement in these details are to be relied upon as representation of fact, and all prospective purchasers should satisfy themselves by inspection or otherwise, as to the accuracy of the statements and measurements contained. These sales particulars do not form part of any contract.

C. No appliances, services or installations have been tested, prospective purchasers should obtain verification from their surveyor or solicitor as to their condition and suitability.

TENURE

We have been informed by the vendor that the property is Freehold. Prospective buyers should check with their legal representatives for verification.

DIRECTIONS

Proceed out of Lutterworth along Rugby Road and turn left at the aeroplane roundabout towards Market Harborough. Continue across the next roundabout and proceed to Walcote. Take the second turning left into Shambles Close and bear right, where number 8 can be located on the right hand side.

POSTCODE: LE17 4LB

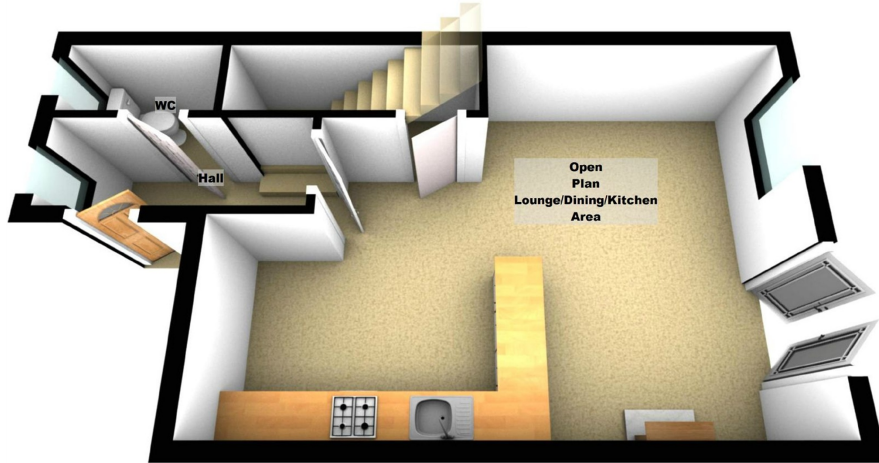


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Floor Plan

Ground Floor

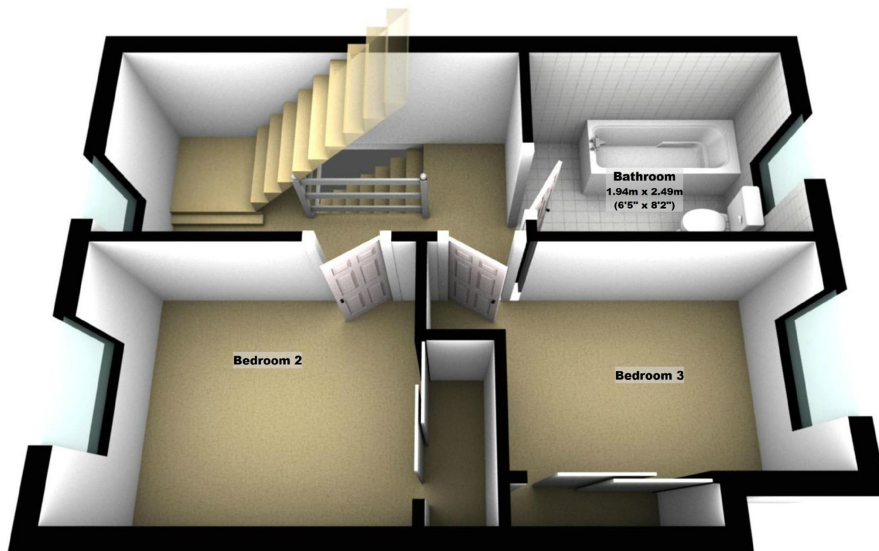
Approx. 33.9 sq. metres (365.2 sq. feet)



Total area: approx. 89.4 sq. metres (962.7 sq. feet)

First Floor

Approx. 28.7 sq. metres (309.5 sq. feet)



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