



Putting great property on the map

**Shirwood Spinney Drive
Botcheston
Leicester
LE9 9FG**

£425,000



An extremely spacious three bedroom detached bungalow occupying a superb corner plot and considered ideal for those seeking spacious accommodation all on one level. The property benefits from new UPVC sealed unit double glazing, LED lighting, new central heating boiler and a lovely newly fitted breakfast kitchen. With fresh new decoration throughout, the size and quality of this bungalow can only be appreciated by viewing.

Entrance porch, hall with cloaks area, a well proportioned 'L' shaped lounge, refitted breakfast kitchen, dining room/third bedroom, master bedroom with en-suite shower room, separate family bathroom and wc. There is a block paved driveway providing off road parking, a garage to the side and beautifully maintained gardens to the front, side and rear with views over surrounding countryside. Must view!

Directional Notes

The property is best approached by leaving Leicester along the A47 Hinckley Road, continuing through Leicester Forest East and turning right towards Kirby Muxloe. Proceed through Kirby Muxloe and at the T junction at the end turn left onto Desford Lane. Continue towards Desford then turn right onto Botcheston Road and on nearing the village bear right onto Markfield Lane and then turn right into Kirby Grange. Proceed up the hill, bear right onto Spinney Drive and follow the road around to the left whereupon the property can then be found on the corner.

Accommodation

The dimensions are approximate and the accommodation in more detail comprises:-

Porch

With door to the front, windows to the sides, glazed hardwood door giving access to the entrance hall.

Entrance Hall

With laminate flooring, cloaks area with double glazed window to the front, radiators, rear porch with doors giving access through to the garden.

Lounge 17'8" max x 16'8" max (5.38m max x 5.08m max)

A well proportioned 'L' shaped lounge with double glazed window to the front and two further double glazed windows to the side, solid wood flooring, radiators.

Breakfast Kitchen 16'10" x 10'4" (5.13m x 3.15m)

Newly fitted quality kitchen with a comprehensive range of base and wall mounted units incorporating a single drainer sink unit with hot and cold mixer tap. Concealed lighting to the eye level units. Integrated Bosch gas hob and electric oven. Lots of work surface including a breakfast bar. Two large larder cupboards. Radiator and window to the rear.

Dining Room/Third Bedroom 15'5" x 10'6" (4.70m x 3.20m)

This versatile room has a double glazed window to the front, double doors to the rear giving access to the garden, laminate flooring, radiator.

Bedroom One 15'2" x 12'11" (4.62m x 3.94m)

With double glazed window to the rear and side, radiator, newly fitted wardrobes.

En-Suite

With fully tiled shower cubicle, wash hand basin within vanity unit, tiling to dado level, wc, heated towel rail, extractor fan, tiled flooring.

Bedroom Two 5.39m x 3.80m max 3.22m (17'8" x 12'6" max 10'7")

With double glazed windows to the front & side, newly fitted wardrobes with cupboards over, radiator.

Family Bathroom

With two opaque double glazed windows to the rear, corner bath, wash hand basin within vanity unit, wc, tiled splash backs, tiled flooring, heated towel rail.

WC

With double glazed opaque window to the rear, low level wc, wash hand basin within vanity unit, airing cupboard housing Worcester Bosch gas-fired condensing boiler with unvented mains pressure water storage cylinder and immersion heater, tiled splash backs, tiled flooring, radiator.

Outside

The property occupies a superb, much larger than average corner plot with views over open countryside to the front and rear. There is a block paved driveway providing off road parking as well as a tandem garage. There are gardens to the front, side and rear with a large paved patio area, extensive lawn and mature trees and shrubs.

Garage 24'3" x 85" (7.39m x 2.16m)

With an electric up and over door to the front, courtesy door to the side, power and light.

Charity Link

Readings have teamed up with Charity Link, a Leicester based charity which has been supporting local people in poverty, hardship or crisis for nearly 140 years. By choosing Readings to act on your behalf when selling your home, you can also help provide beds, fridges, cookers and other vital items for local people who really need our support.

How it works:

You can choose to give a donation on completion of the sale of your house (simply tick the appropriate

donation box on your contract) Readings will match your donation and with the unique way Charity Link work by accessing grants from charitable trusts available to help those in need, they can turn each donation of £10 in to £50 - all of which goes directly to those who most need it.

With your support we can really make a difference.

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points. **LOCAL AUTHORITY** - Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire (Tel: 01455 238141)

Agent's Notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to the Consumer Protection Legislation. 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. Do so, particularly if contemplating travelling some distance to view the property. **MEASUREMENTS** - All measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Surveys

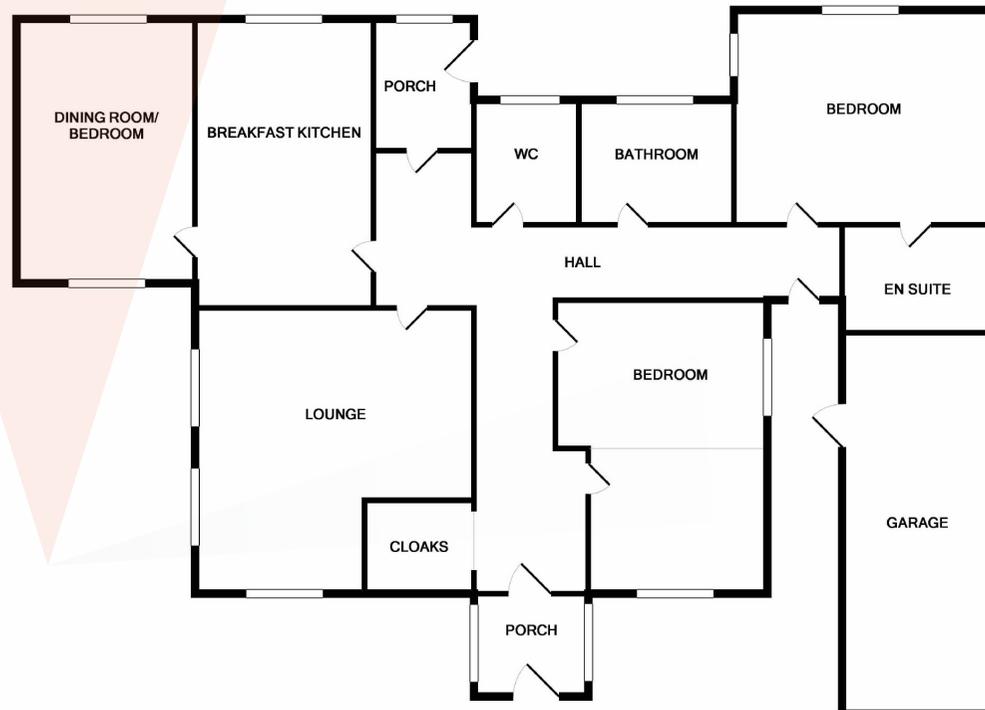
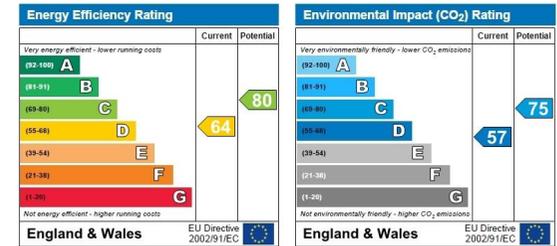
Readings undertake various types of valuation work. These include RICS Homebuyer Report, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of

professional and arbitration services and regularly act on various expert witness cases Please contact our Survey Department on 0116 2227575 or email us at surveys@readingspropertygroup.com for further information.

Offer Process

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity prior to speaking to a Bank \Building Society or Solicitor. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make. We therefore ask any potential purchaser to make an appointment with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. We offer Independent Financial

advice and are able to source mortgages from any lender. Please ask for information on our exclusive Buyer Protection service. If you are making a cash offer, we will require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. A life assurance policy may be required. Licensed Credit Brokers. Written details of credit terms are available upon request.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2018

