



Shinehill Lane | | South Littleton | WR11 8TR

Guide Price £400,000

COOPER & CO

KEY FEATURES

- Generous plot
- Extended Conservatory
- Bags of potential
- Rural outlook
- Desirable location
- No onward chain
- Viewings available 7 days a week



DESCRIPTION

****FABULOUS DETACHED BUNGALOW SITTING IN GENEROUS PLOT IN THE EVER POPULAR SOUTH LITTLETON**** Internally boasting 3 bedrooms, wet room, lounge, kitchen diner and conservatory. Externally the property boasts ample parking, garaging, landscaped and well planted mature gardens and the beautiful rural outlook. Viewing is a must.



Front

Property is approached via driveway for 3+ cars, bordered with lawned areas and fencing/hedging, side access to the rear garden.

Entrance Hall

Carpeted flooring, radiator, access to Lounge, Kitchen Diner, Conservatory, Bedrooms 1, 2, and 3.

Lounge

Carpeted flooring, 2X DG UPVC Windows to the front and side aspects. radiator, feature fireplace with surround.

Bedroom 1

Carpeted flooring, radiator, DG UPVC Window to the front aspect, bespoke built in wardrobe.

Bedroom 2

Carpeted flooring, radiator, DG UPVC Window to the side aspect.

Bedroom 3

Carpeted flooring, radiator, bespoke built in wardrobe. DG UPVC Window to the rear aspect.







Bathroom/Wetroom

Vinyl flooring, radiator, tiled, low flush WC, stand alone wash hand basin, walk in shower, DG UPVC frosted window to the side aspect

Conservatory

Vinyl flooring, radiator, DG UPVC Windows to the rear aspect.

Kitchen Diner

Vinyl flooring, radiator, mix of wall and base units surmounted by work surface, UPVC DG window to the rear aspect, wash hand basin with drainer, double gas cooker and over, with extractor fan over. Access to utility room.

Utility room

Vinyl flooring, wash hand basin with drainer and worktop surface, space for small white goods, Access to WC, garage and rear garden.

Rear Garden

Lawned garden bordered by a mix of mature shrubs and trees, with patio area and side access.

Council Tax Band: C

Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode: WR11 8TR

Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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