

The Hawthorns Scholars Lane, Loppington, Shrewsbury,  
Shropshire, SY4 5RE

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**Offers In The Region Of £425,000**

Viewing: strictly by appointment through the agent

Occupying a generous and private plot, within the sought after village of Loppington, this spacious and extended three double bedroom detached bungalow offers an exceptional blend of comfort, versatility and countryside charm. The property has been thoughtfully designed to provide well proportioned accommodation throughout and boasts a welcoming and light filled interior ideal for many buyers. Loppington is a small quietly charming village situated a few miles west of Wem, surrounded by open fields, hedgerows and winding country lanes. At the heart of the village sits the historic church St Michael's and All Angels Church, a public house and active village hall. A wider variety of amenities can be found in Wem along with easy access being provided to the medical town centre of Shrewsbury. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, L shaped reception hallway, cloakroom, lounge, dining room, garden room, kitchen/breakfast room, utility room, master bedroom with ensuite wet room, two further double bedrooms, refitted shower room, well established private generous front and rear enclosed gardens, 'In and out' tarmac driveway providing ample off street parking, garage, double glazing, oil fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with double glazed entrance door gives access to:

**L shaped reception hallway**

Having loft access, coving to ceiling, radiator, cloaks storage cupboard, walk-in linen cupboard, dado rail, coving to ceiling.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, part tiled to walls, tiled floor, UPVC double glazed window to front, coving to ceiling.

From reception hallway door gives access to:

**Lounge**

15'3 x 14'10

Having double glazed window to front and to side, two radiators, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

**Kitchen/breakfast room**

20'3 x 10'3

Having a wide range of eye level and base units with built-in cupboards and drawers, integrated oven and grill, four ring electric hob, fitted worktops with inset twin stainless steel sink drainer unit, double glazed window to rear, glass display cabinet, breakfast bar, radiator, tiled splash surrounds.

Wooden framed glazed door from kitchen/breakfast room gives access to:

**Dining room**

11'4 x 9'6

Having double glazed window to side, radiator, coving to ceiling.

Arch from dining room gives access to:

**Garden room**

9'8 x 7'11

Having two sets of sliding patio doors giving access to rear gardens, radiator, coving to ceiling.

From kitchen/breakfast room wooden framed glazed door gives access to:





**Utility room**

16'0 x 5'0 max reducing down to 4'0 min  
Having space for appliances, fitted worktops, Belfast style sink with mixer tap over, eye level storage cupboards, double glazed window to rear, double glazed door giving access to rear gardens.

From reception hallway doors give access to: Three double bedrooms and refitted shower room.

**Bedroom one**

12'0 x 11'5  
Having double glazed window to rear, radiator, fitted triple wardrobe, coving to ceiling. From bedroom one door gives access to:

**Wet room**

Having wall mounted mixer shower, low flush WC, pedestal wash hand basin with mixer tap over, shaver point, heated towel rail, tiled floor, extractor fan and recessed spotlights to ceiling, double glazed window to rear.

**Bedroom two**

11'3 x 9'10  
Having double glazed window to front, radiator, fitted triple wardrobe, coving to ceiling.

**Bedroom three**

11'3 x 9'1  
Having double glazed window to front, radiator, fitted shelving to one wall, triple double wardrobe with shelved storage cupboard to side, coving to ceiling.

**Refitted shower room**

Having a four piece suite comprising: Tiled shower cubicle with drench shower over and hand-held shower attachment off, pedestal wash hand basin, low flush WC, bidet, tiled to walls, tiled floor, UPVC double glazed window, recessed spotlights and extractor fan to ceiling, heated towel rail, coving to ceiling.

**Outside**

The property occupies a generous size plot and is approached via a large tarmac In and Out driveway. From the left hand-side of the In and Out driveway access is given to:

The front gardens of the property offer a particularly secluded aspect having mature hedges to front and side, lawn gardens, mature trees and shrubs with outside lighting point and cold water tap. Side access to both side of the property then lead to the:

**Brick built garage**

Having up and over door, glazed window and part glazed service door to rear.

**Rear gardens**

Which comprise: large paved patio, tarmac sun terrace, outside cold tap and lighting point, lawn gardens, feature garden pond with rockery, three timber garden sheds, mature tree. The rear gardens offer good level of privacy and are enclosed by mature hedging.

**Directions**

At the crossroads in Wem turn left signposted for Ellesmere and Adams Sport Centre. Continue on this road until reaching a left hand turning signposted for Loppington and Burlton and then continue for 0.8 of mile until reaching the village of Loppington. Once in Loppington continue for a short distance and turn left signposted for Noneley and The Dicken Arms Public House and the take the 1st right onto Scholars Lane. The property will be then found towards the top end of the lane on the left-hand side.

**Services**

Mains water, electricity, mains drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND D**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

