



## 45 Rope Lane, Shavington

£235,000 Freehold



The property boasts a spacious open-plan living and dining room, creating an ideal environment for socialising and entertaining guests. • The modern fitted kitchen includes a range of integrated appliances, such as a double oven, fridge, freezer, dishwasher, and washing machine. • There are two generously sized double bedrooms, with the principal bedroom benefiting from full-length built-in wardrobes. • The contemporary bathroom features a walk-in shower with dual showerheads, including a luxurious rainfall showerhead. • The home offers an attractive rear garden with a stylish patio and lawn leading to a shed, along with a driveway providing parking for multiple vehicles.



Nestled in the sought-after village of Shavington, this beautifully presented two-bedroom bungalow offers spacious and versatile accommodation, ideal for modern living.

At the heart of the home is an impressive open-plan living room, a wonderfully large and inviting space designed for both relaxation and entertaining. With ample room for a full dining table, it creates a fantastic social hub – perfect for hosting guests, family gatherings, or cosy evenings in.

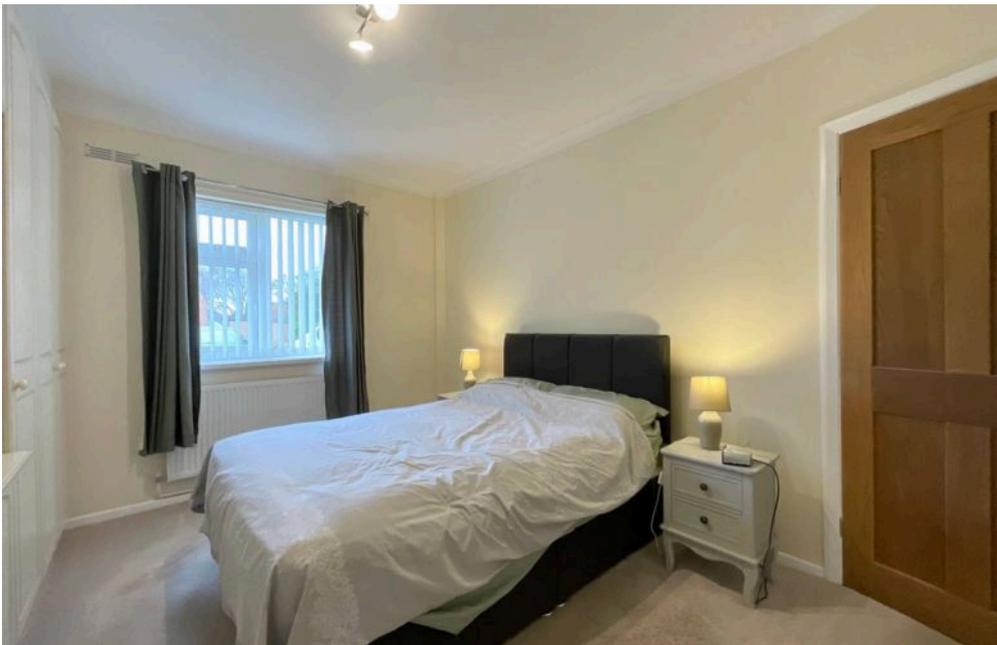
The kitchen is thoughtfully arranged to maximise both functionality and storage. Despite being a more compact space, it boasts generous cupboard storage along with a range of integrated appliances, including a double oven, fridge, freezer, dishwasher, and washing machine – ensuring a sleek, streamlined finish.

Bedroom one is a substantial double room featuring built-in wardrobes stretching along one wall, offering excellent storage without compromising on space. Bedroom two is another well-proportioned double, comfortably accommodating additional furniture such as drawers, desks, or wardrobes, making it ideal for guests, family, or a home office setup.

The main bathroom is stylishly appointed with a contemporary walk-in shower, complete with dual showerheads including a luxurious rainfall showerhead – perfect for a relaxing start or end to the day.

Externally, the property continues to impress. The rear garden features an aesthetically pleasing patio area, thoughtfully designed to provide designated seating space for outdoor dining or entertaining. Beyond the patio, a neatly maintained lawn stretches down to the shed, offering both practicality and charm.

To the front, the driveway provides off-road parking for multiple vehicles, complemented by a lawned area attractively positioned between the two properties, adding to the home's kerb appeal.



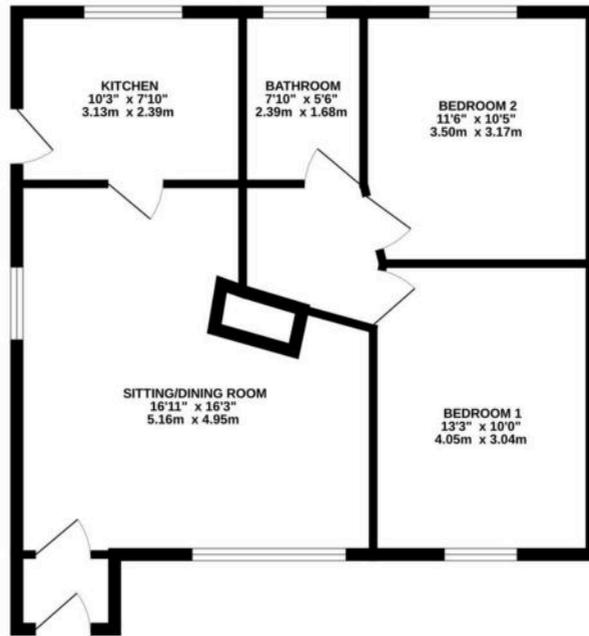
Nestled in the sought-after village of Shavington, this beautifully presented two-bedroom bungalow offers spacious and versatile accommodation, ideal for modern living.  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





TOTAL FLOOR AREA: 657 sq ft (61.0 sq m) approx.  
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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 is to their operability or efficiency can be given.  
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