



**DRAFT DETAILS**

**41 DAWSON ROAD, OSGATHORPE,  
LEICESTERSHIRE, LE12 9SZ**



**PRICE: £189,950**

A rare and exciting opportunity to purchase this spacious three bedroom semi-detached property in the popular village of Osgathorpe. Sitting on the outskirts of the village, the property is within easy reach of local commuter routes and tenders of employment, and enjoys views over fields to the rear. In brief, the accommodation comprises of a spacious entrance hall and lounge with archway through to the dining room and patio doors leading through to the conservatory. Off the hall, there is a utility room and fitted kitchen with downstairs shower room off. To the first floor, there are three bedrooms and a family bathroom. With off-road parking and garden to the front and good sized garden to the rear. The property must be viewed to appreciate the size of accommodation on offer and the generous plot it sits in. Energy Rate E.

**THINKING OF SELLING?**

**For a FREE VALUATION of your property without obligation**

**RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** Staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Doors through to: -

**LOUNGE:** 4.29m x 3.81m (14' 1'' x 12' 6'') Patio door to the rear opening onto the conservatory. Ceiling light point. Two wall light points. Central heating radiator. Fireplace. Open plan through to: -

**DINING ROOM:** 3.81m x 2.85m (12' 6'' x 9' 4'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**CONSERVATORY:** Brick-built base and UPVC frame. Central heating radiator.

**UTILITY ROOM:** 3.18m x 1.88m (10' 5'' x 6' 2'') Two UPVC double-glazed windows to the front elevation. Ceiling light point. Central heating radiator. Space for washing machine and tumble dryer. Length of roll edge worksurface over. Door to: -

**KITCHEN:** 4.37m x 2.26m (14' 4'' x 7' 5'') Comprises of a matching range of base and eye level units with roll edge worksurface with 1½ bowl sink. Space and plumbing for oven, fridge freezer and several undercounter appliances. UPVC double-glazed window to the side elevation. Two ceiling light points. Housing the property's HRM boiler. Door through to: -

**SHOWER ROOM:** Comprises of a three piece suite to include corner shower cubicle, WC and wash hand basin. UPVC double-glazed window to the side elevation. Ceiling light point. Heated ladder effect towel rail.

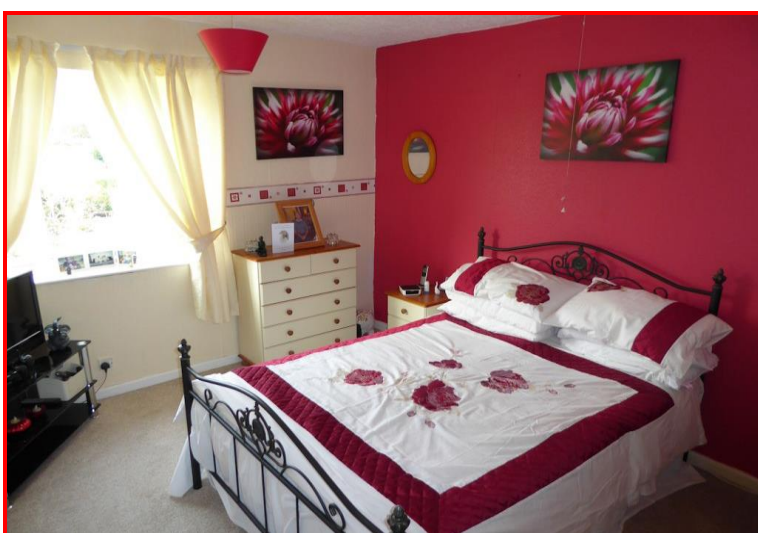
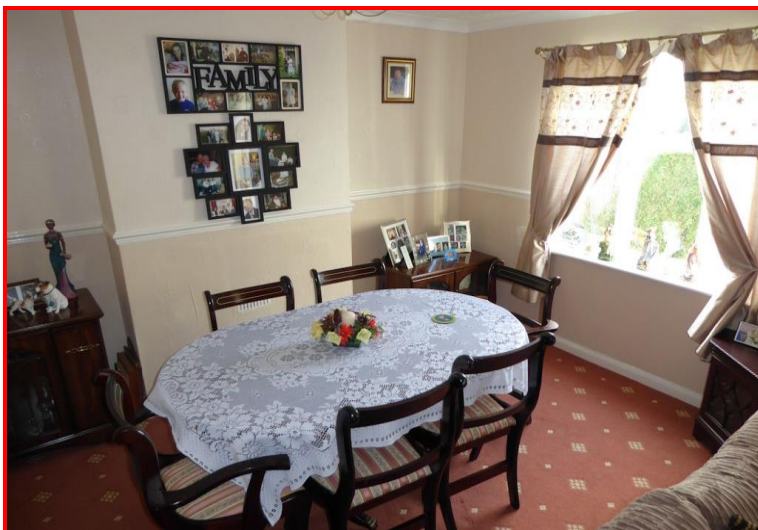
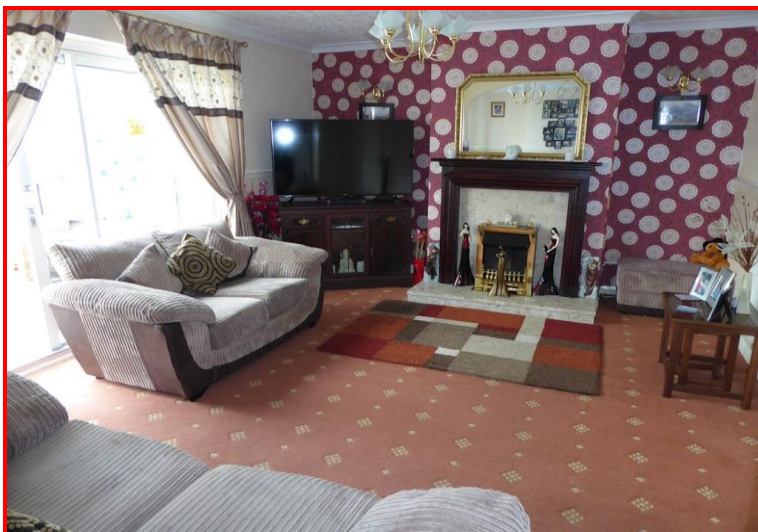
**FIRST FLOOR LANDING:** UPVC double-glazed window to the front elevation. Ceiling light point. Loft access hatch. Cupboard housing the hot water cylinder and providing storage shelves. Further doors give access to: -

**BEDROOM 1:** 3.81m x 3.05m (12' 6'' x 10' 0'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built-in storage cupboard.

**BEDROOM 2:** 3.66m x 3.33m (12' 0'' x 10' 11'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built-in storage cupboard.

**BEDROOM 3:** 2.74m x 2.13m (9' 0'' x 7' 0'') UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

**FAMILY BATHROOM:** Comprising of a three piece suite to include panelled bath, WC and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.



**OUTSIDE:** To the front, there is a slabbed driveway to the right hand side and further hardstanding to the front of the garden. Adjacent to this, there is a lawned area with stepping stones leading to the front walkway, which leads to the UPVC double-glazed door. To the side of the drive, there is a walkway leading round to the rear garden accessed via a timber gate. The rear garden comprises of two patio areas to the other side of the conservatory with a lawn in-between. A slab walkway leads past a picket fence to a further lawned area and the walkway continues to the bottom of the garden passing hardstanding for timber store (currently used for greenhouse). Towards the rear of the garden, there is a large planting border. The garden is enclosed by conifers, hedging and fencing and enjoys views over open fields to the rear.



**DIRECTIONS:** From our office, proceed in a southerly direction on the A6 Leicester Road and at the first set of traffic lights, turn left onto the bypass. Following the road around to the left at the 'T' junction with Bridge Street, turn left onto Bridge Street. At the traffic lights, turn right onto the A6. Continue along to the village of Hathern and pass through the village, taking the left hand turn as sign-posted for Long Whatton. Continue along the Ashby Road for some distance and after passing the village of Belton on the right, Dawsons Road can be located on the left hand side where the property is easily identified by our 'For Sale' board on the right.



**PURCHASER'S NOTE:** Please be aware that the field to the front of the property is subject to an ongoing planning application. Further information can be found on the North West Leicestershire Planning Portal using the reference number 16/00951/VCUM or PP-05406742. We understand this is for a number of 16 dwellings to the site.

**SERVICES:** Water and electricity services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations. There is no gas in the village. The heating is via an oil boiler.

**TENURE/POSSESSION:** We understand the property to be freehold and vacant possession will be given upon completion of the sale.

**LOCAL AUTHORITY:** North West Leicestershire District Council, Council Offices, Coalville, Leicestershire, LE67 3FJ. Telephone: 01530 454506.

**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

**VIEWING:** Strictly by prior appointment through ourselves.



**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 18<sup>th</sup> November 2016 We are members of The Property Ombudsman scheme.



**Energy Performance Certificate**

41, Dawson Road, Ongelmore, LOUGHBOROUGH, LE12 5BZ  
 Dwelling type: Semi detached house  
 Date of assessment: 20 November 2016  
 Type of assessment: RPI (rental) energy rating  
 Use this document for: 2775 003 7330 4188 0000  
 Date of certificate: 20 November 2016  
 Total floor area: 98 m<sup>2</sup>

Estimated energy costs of dwelling for 3 years: **£ 2,111**

Over 3 years you could save: **£ 505**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 160 over 3 years	£ 200 over 3 years	
Heating	£ 2,107 over 3 years	£ 1,603 over 3 years	
Hot Water	£ 343 over 3 years	£ 290 over 3 years	
<b>Total</b>	<b>£ 2,810</b>	<b>£ 2,096</b>	<b>£ 714</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water over a 3 year period in average, past or potential households. This includes energy used for heating appliances and the electricity and gas used, and electricity generated by renewable generation.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 5. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 55). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual households.

**Top actions you can take to save money and make your home more efficient**

Recommended measure	Indicative cost	Typical savings over 3 years	Payable with Green Deal
1. Insulation of roof (to 270 mm)	£700 - £2000	£ 30	
2. Full wall insulation	£300 - £1,000	£ 200	
3. Floor insulation (solid floor)	£4,000 - £6,000	£ 200	

For more information on recommended measures and how to apply for a Green Deal, visit [www.green-deal.gov.uk](http://www.green-deal.gov.uk). For more information on the Green Deal, visit [www.green-deal.gov.uk](http://www.green-deal.gov.uk). The Green Deal may make your home warmer and cheaper to heat.