



DRAFT DETAILS

**16 DELISLE COURT, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 4PP**



PRICE: £124,950

A deceptively spacious two bedroom bungalow on this popular over 55's development. One of two of this design, the property offers accommodation that includes an the entrance hall, lounge with patio door overlooking the garden, fitted kitchen with storage cupboard off, two good sized bedrooms, the master bedroom enjoying dual aspect looking out to the rear and to the side over to the communal gardens. The second bedroom is currently used as a dining room. Three piece fitted bathroom suite. The property has its own outside patio area which extends to the rear and to the left hand perimeter as well as enjoying access to the communal gardens. (Please note the main picture shows the rear elevation of the property) Energy Rate D

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH: Ceiling light points. Central heating radiator. Glazed door leading through to the lounge.

LOUNGE: 4.5m x 3.43m (14' 9" x 11' 3") Sliding double glazed patio doors to the rear elevation and further window to the rear elevation. Two ceiling light points. Central heating radiator. Stone fire place with mantel arthe and TV stand with electric fire insets. Telephone point, TV Ariel point. Central heating thermostat. Internal door leading through to the airing cupboard with pre-lagged emersion cylinder and slatted storing shelves. Further internal door give access to the:

KITCHEN: 2.44m x 2.18m (7' 0" x 7' 2") Which comprises of a range of base and eye level units with roll edge work surface with inset stain steel sink and side drainer. Space and plumbing for a washing machine and electric oven. UPVC double-glazed windows to the front elevation. Ceiling stripped lights. Viessmann boiler and control panel. Central heating radiator and door to the built storage cupboard. Sure stop switch under sink to turn water on and off.

LOBBY: Which has a ceiling light point, loft access hatch and doors through to:

BEDROOM ONE: 3.86m x 2.57m (12' 8" x 8' 5") UPVC double- glazed windows to the rear and the side elevation overlooking the garden. Ceiling light point, central heating radiator and built in furniture to include triple wardrobe with ornamental shelving to one side. Three draw chest and smaller three draw chest with knee hole vanity unit, two matching bedside tables (not fitted).

BEDROOM TWO: 3.02m x 2.44m (9' 11" x 8' 0") UPVC double-glazed windows to the side elevation. Ceiling light point. Central heating radiator. This room is currently used as a dining room and although it is classed as a bedroom it could be used for the same.

FAMILY BATHROOM: Comprises of a three piece suite to the include panelled bath W.C and wash hand basin. Ceiling light tunnel. Ceiling light point Extractor fan. Central heating radiator.

OUTSIDE: The property sits tucked away in the corner of the development it has access shared gardens to both the front and rear. To the front there is a small lawn area with walk way leading to the front door with planting boarders either side of the slabbed path. To the rear there is a slabbed patio to the immediate room of the property providing seating area and hard standing storage space. To the left and following the bungalow around there is a stoned area with intimate planting area's this wraps around to the left hand side of the bungalow and continues to the boundary where there is further patio area.



DIRECTIONS: From our office, proceed in a southerly direction along the A6 Leicester Road and at the first set of traffic lights, take the right hand turn onto Southfield Road. Follow Southfield Road along, following it around to the right and then to the left onto Forest Road. Continue along Forest Road and at the traffic island junction, take the third exit onto Epinal Way. At the next traffic island junction, take the first exit onto Ashby Road and continue along for a short distance and at the next set of traffic lights, turn right onto Schofield Road. Continue on Schofield Road and at the mini traffic island junction, take the first exit onto Old Ashby Road. Follow Old Ashby Road along for some distance, taking the eventual right hand turn onto Windleden Road. Shortly after entering Windleden Road and passing the doctors, Delisle Court can be located on the left hand side.



SERVICES: All services are connected to this property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION The property is leasehold and is managed by L and H Homes. The lease details are a 99 year lease started on the 1 June 1988 leaving 71 years left. The service charge is £107 per calendar month.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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 license 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 31/10/2017 we are members of The Property Ombudsman scheme.



Ground Floor



Energy Performance Certificate

16, Delta Court, LOUGHBOROUGH, LE11 4PP

Reference number: 0926-1967-7229-8243-8004
 Type of assessment: PAS24: existing dwelling
 Total floor area: 48 m²

Dwelling type: end terrace house
 Date of assessment: 02 November 2017
 Date of certificate: 08 November 2017

Estimated energy costs of dwelling for 3 years: **£ 1,821**

Over 3 years you could save: **£ 381**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 117 over 3 years	
Heating	£ 1,203 over 3 years	£ 1,095 over 3 years	
Hot Water	£ 417 over 3 years	£ 269 over 3 years	You could save £ 148 over 3 years
Totals	£ 1,821	£ 1,481	

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 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (unuspended floor)	£300 - £1,200	£ 141	
2. Low energy lighting for all fixed sockets	£00	£ 30	
3. Seal water heating	£4,000 - £8,000	£ 141	

See page 3 for a full list of recommendations for this property.

This EPC is an estimate of the potential energy efficiency of your property. It is based on standard assumptions and does not reflect how energy is consumed by individual occupants. For more information on how to improve your home's energy efficiency, visit www.gov.uk/energy-guidance or call 0800 112 124 (standard national rates). The Green Deal may make you eligible for a home energy audit and changes to it.

Page 1 of 4