



DRAFT DETAILS

19 DELISLE COURT, LOUGHBOROUGH, LE11 4PP



PRICE: £99,000

Situated on this popular over-55's development, the bungalow is within walking distance of doctors, local shops and bus routes. Offering accommodation that includes entrance hall with door leading through to the lounge, which has useful storage cupboard off and internal door through to the kitchen. Two bedrooms, one with door opening onto the rear garden. The property shares the garden with Number 20, which is maintained under the lease and as part of the monthly maintenance charge. Energy Rating D.

THINKING OF SELLING?

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RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

ENTRANCE HALL Ceiling light point. Central heating radiator. Internal doors leading to: -

LOUNGE 4.39m x 3.79m (14' 5" x 12' 5") maximum. UPVC double-glazed windows to the front elevation. Ceiling light point. Central heating radiator. Built-in storage cupboard. Internal doors giving access to: -

KITCHEN 2.46m x 1.83m (8' 1" x 6' 0") Comprises of a matching range of base and eye level units with worksurface. Inset stainless steel sink with side drainer. Space and plumbing for washing machine, oven and fridge or freezer. UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Housing the property's central heating boiler and control panel.

INNER HALLWAY: Ceiling light point. Loft access hatch. Built-in storage cupboard. Further internal doors leading through to: -

BEDROOM 1 3.02m x 2.82m (9' 11" x 9' 3") plus wardrobes. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Fitted wardrobes to include one double and one single wardrobe and three drawer vanity unit with mirror recess.

BEDROOM 2 3.96m x 2.13m (12' 0" x 7' 0") UPVC double-glazed door to the rear elevation. Ceiling light point. Central heating radiator. Fitted double wardrobe.

BATHROOM 2.06m x 1.8m (6' 9" x 5' 11") Walk-in shower, WC and wash hand basin. Ceiling light point. Central heating radiator. Extractor fan.

OUTSIDE The property sits within the shared complex and is approached by a slab walkway, which leads to the front door passing lawn to the left and right hand side. To the rear, there is a slab patio area with the rest of the garden being mainly laid to lawn and shared with Number 20 only.

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.



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. Proceed into the development and Number 19 is the first property on the right hand side facing the road.

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

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.

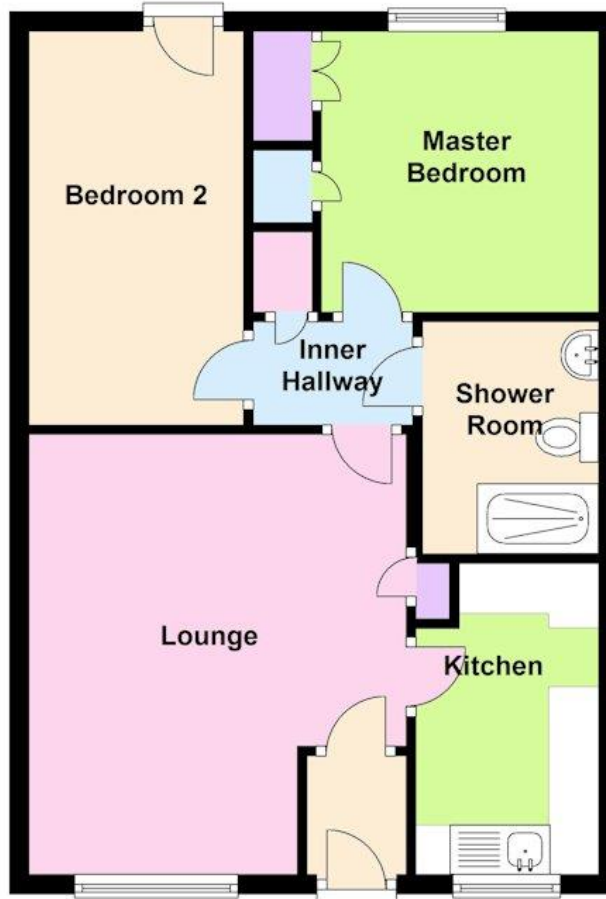
MONEY LAUNDERING Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being 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 29 March 2016. We are members of The Property Ombudsman scheme.



Ground Floor



Energy Performance Certificate



19, Delisle Court, LOUGHBOROUGH, LE11 4PP

Dwelling type: Semi-detached bungalow Reference number: 0147-2836-7147-9806-5431
 Date of assessment: 08 April 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 08 April 2016 Total floor area: 46 m²

Use this document to:

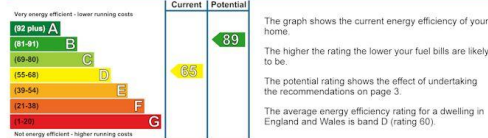
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,815
Over 3 years you could save	£ 486

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 1,275 over 3 years	£ 981 over 3 years	
Hot Water	£ 429 over 3 years	£ 237 over 3 years	
Totals	£ 1,815	£ 1,329	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 144	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 27	
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 186	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.