



DRAFT DETAILS

“ORCHARD END”

**56 GARENDON GREEN, LOUGHBOROUGH,
LEICESTERSHIRE LE11 4QA**



PRICE: £279,950

On the market for the first time in 25 years this large four bedroom detached property is situated at the end of a driveway in a secluded position and is in easy reach of the University, town centre and local commuter routes. Being one of a pair "orchard end" offers spacious accommodation that includes entrance hall with front to back lounge, dining room, breakfast kitchen with utility area off, study and W.C.. To the first floor there are four good sized bedrooms and four piece bathroom suite. Sitting on a large plot with driveway to the front providing off road parking for several vehicles there is a detached double garage with patio area to the side including a brick built barbecue. There is a good sized garden to the rear. The property is ideally suited to a growing family and offers scope for further improvement and extensions subject to relevant permissions. The property must be viewed internally to appreciate the size of all the rooms. Energy rating C.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH UPVC double glazed door and side lights to the front. Light point. Timber glazed door leading to:

ENTRANCE HALL Staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Understairs storage cupboard. Internal door giving access to:

LOUNGE 7.34m x 4.09m (24' 1'' x 13' 5'') UPVC double glazed bow window to the front elevation. Sliding patio doors the rear. Two ceiling light points. Two central heating radiators. Stone fireplace with timber mantle. Varying height display mantle and TV stand with DVD/VCR inset. Internal door through to:

DINING ROOM 4.7m x 3.25m (15' 5'' x 10' 8'') UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Serving hatch through to the kitchen and internal door to:

KITCHEN 4.67m x 3.71m (15' 4'' x 12' 2'') Comprises of a matching range of base and eye level units with roll edge work surface. Inset 1 1/2 bowl sink with side drainer and mix tap over. Built in four ring hob with oven under and extractor hood over. Space and plumbing for dishwasher and larder style fridge freezer. Convector heater. UPVC double glazed window to the rear elevation. Ceiling strip light. UPVC double glazed door to the side elevation opening to:

UTILITY AREA Base unit and work surface matching that of the kitchen. Space and plumbing for washing machine. Housing the Baxi central heating boiler. UPVC double glazed window to the side elevation. Ceiling light point and built in storage cupboard.

STUDY 4.32m x 2.44m (14' 2'' x 8' 0'') UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator and built in desk with three storage cupboards and shelving to wall.

W.C Comprising of W.C. and wash hand basin. UPVC double glazed window to the side elevation. Ceiling light point. Radiator.

LANDING UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Loft access hatch and internal doors giving access to:

BEDROOM 1 4.7m x 3.86m (15' 5'' x 12' 8'') UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built in bedroom furniture to include two double wardrobes with storage box over, further 3/4 height double wardrobe with four drawers under and storage box over. Vanity unit with wash hand basin inset and storage under.

BEDROOM 2 4.7m x 3.33m (15' 5'' x 10' 11'') UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built in storage cupboard.

BEDROOM 3 3.81m x 3.33m (12' 6'' x 10' 11'') UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built in double wardrobe with storage box over and vanity unit with three drawer chest and kneehole inset.

BEDROOM 4 4.06m x 2.57m (13' 4'' x 8' 5'') UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Built in furniture to include double wardrobe with storage box over and three drawer vanity unit with kneehole inset.

BATHROOM Comprises of a four piece suite to include 'P' shaped bath with shower attachment over, shower cubicle, wash hand basin and W.C.. Obscure UPVC double glazed window to the side elevation. Ceiling light point. Extractor fan. Shaver socket. Central heating radiator.



OUTSIDE To the front there is a stone driveway providing off road parking for numerous vehicles and turning circle this in turn leads to the property's detached double garage which has an up and over door with power, lighting and access door to the side. To either side of the house there are wrought iron gates which lead round to the rear garden and to the side of the garage this leads to further garden area which is mainly laid to patio with brick built barbecue area and raised walkway to potential vegetable plot which is currently occupied by a garden shed. Next to this there is a pear tree and adjacent there is a cooking apple tree and further cherry tree. To the rear there is a slabbed walkway leading across the rear of the property with further patio area. The rest of the garden is laid to lawn with a pear tree inset. There is a planting border to the left hand side and the garden is enclosed by a mixture of panelled fencing, trees, bushes and hedges to all sides.

DIRECTIONS From our office proceed in a southerly direction on the A6 Leicester Road and at the first set of traffic lights turn right on to Southfield Road. Follow the road along to the right and to the left on to Forest Road and at the traffic island junction with Epinal Way take the fourth exit on to Epinal Way. Proceed to the next traffic island junction taking the second exit and shortly after passing Field House turn left on to Garendon Road. About 100 yards on the left hand side there is a private driveway where number 56 is located at the top of the driveway.

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

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

LOCAL AUTHORITY Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASERS NOTE There is pedestrian right of way up the drive and leading on to Garendon Green. There is also a Planning Application in on 55 Garendon Road., Planning Permission number is P/15/1568/2 . For more information please contact Charnwood Borough Council Planning Portal.

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.





Energy Performance Certificate



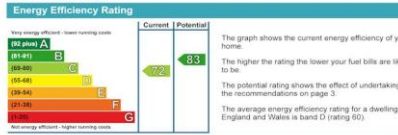
56, Garendon Green, LOUGHBOROUGH, LE11 4DA
 Dwelling type: Detached house
 Date of assessment: 02 October 2014
 Date of certificate: 02 October 2014
 Reference number: 9813 2803 7004 9104 1196
 Type of assessment: RUSAP existing dwelling
 Total floor area: 171 m²

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: £ 3,465
Over 3 years you could save £ 675

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 249 over 3 years	You could save £ 575 over 3 years
Heating	£ 2,148 over 3 years	£ 2,214 over 3 years	
Hot Water	£ 375 over 3 years	£ 330 over 3 years	
Totals	£ 3,465	£ 2,790	

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.



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	£800 - £1,200	£ 313	
2. Low energy lighting for all fixed outlets	£30	£ 81	
3. Replace boiler with new condensing boiler	£2,300 - £3,000	£ 282	

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/saveenergy 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.

