



**DRAFT DETAILS**

**9 HALL DRIVE, BURTON ON THE WOLDS,  
LEICESTERSHIRE , LE12 5AD**



**PRICE: £395,000**

An already spacious flexible 4/5 bedroomed detached property set within this generous plot and in the popular village of Burton on the Wolds. The property offers scope for further improvements/extensions subject to the relevant planning permissions. The property currently comprises of accommodation that includes entrance porch with WC off, steps down to play room or potential conversion to a garage, door leads through into the dining hall which has several steps off which lead to the lounge and door into the fitted kitchen with utility porch off. Inner hallway leads to the sleeping area where there are currently a master bedroom, 2 further bedrooms with bedroom 4 and 5 currently joined together with a wall and door separating them. Four piece family bathroom suite. There is plenty of off road parking both to the front and rear. To the rear, there is a second driveway which leads to the games room. A good sized patio area adjacent to the property and lawns to the left and right hand side of the plot. The property is well screened from the road and is situated on this private driveway. Energy Rating D.

**THINKING OF SELLING?**

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

**RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMMODATION:

**SIDE ENTRANCE PORCH:** Double-glazed window door. Further door leading through to: -

**ENTRANCE HALL:** WC off to the left. Door leading down to the PLAY ROOM. Internal door leading through to: -

**DINING HALLWAY:** 3.79m x 3.02m (12' 5'' x 9' 11'') UPVC double-glazed window doors overlooking the garden to the side. Ceiling light point. Central heating radiator. Door leading to: -

**LOUNGE:** 5.26m x 4.04m (17' 3'' x 13' 3'') Accessed via several steps. UPVC double-glazed windows to both the side elevations. Ceiling light point. Two central heating radiators. Woodburning stove.

**KITCHEN:** 3.56m x 2.87m (11' 8'' x 9' 5'') Comprises of a range of base and eye level units with roll edge worksurface. Inset sink and side drainer. Four ring Calor gas hob and separate electric oven. Integrated dishwasher and fridge. UPVC double-glazed windows to the side and front elevation. Door through to: -

**FURTHER ENTRANCE PORCH:** Space and plumbing for washing machine and UPVC double-glazed door to the front elevation.

**INNER HALLWAY:** Off the **DINING HALLWAY**. Three ceiling light points. Double-glazed windows to the rear elevation and front elevation with doors leading through to: -

**FAMILY BATHROOM:** Comprises of a four piece suite to include bath with hand shower attachment over, separate shower cubicle, WC and wash hand basin inset to vanity unit. Full height tiled walls. Heated ladder effect towel rail. Obscured glazed window to the front.

**BEDROOM 1:** 4.83m x 3.15m (15' 10'' x 10' 4'') UPVC double-glazed window to the rear and side elevation. Ceiling light point. Central heating radiator. Two built-in wardrobes.

**BEDROOM 2:** 3.38m x 3.28m (11' 1'' x 10' 9'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**BEDROOM 3:** 3.89m x 2.69m (12' 9'' x 8' 10'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**BEDROOM 4:** 3.96m x 3.58m (12' 0'' x 11' 9'') UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Doorway through to: -

**BEDROOM 5 OR POTENTIAL DRESSING ROOM:** 3.33m x 3.43m (10' 11'' x 11' 3'') UPVC double-glazed window to the side elevation. Further UPVC double-glazed door to the rear elevation. Ceiling light point. Central heating radiator.

**GAMES ROOM (FORMERLY THE GARAGE):** UPVC double-glazed door to the rear elevation and double glazed window to side elevation. Houses the property's central heating boiler. Ceiling striplight.



**OUTSIDE:** To the front, the property sits on a generous plot with block paved driveway to the front, which leads down to the front. Lawned area to the right hand side, which leads down to the main entrance door and down to the rear of the property with intermittent trees and bushes planted to the right hand border. To the rear, there is a further driveway, which leads to the **GAMES ROOM** giving it potential conversion to a garage. The driveway provides parking for numerous vehicles. To the left of this, there is a generous lawned area with a variety of well-stocked planting borders and this leads back up to the bungalow where there is a large patio area adjacent to the property and access round the left hand side to the front.

**DIRECTIONS:** Proceed from our office in a southerly direction and at the second set of traffic lights, turn left onto the A60/King Street. Follow this around onto Nottingham Road. Proceed along Nottingham Road and continue along past the train station heading out towards Coates. Just before the road bends round to the left entering the village of Coates, take the right hand turn as signposted for Barrow and Burton on the Wolds. Continue along the road until reaching the 'T' junction opposite Prestwold Hall and turn right. Take the first left hand turn as signposted for Burton on the Wolds. Continue along and upon entering the village, proceed over the mini traffic island junction and turn almost immediately right after onto Hall Drive. Follow the road around and as the road bends round to the right, Number 9 is the property on the corner.

**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.

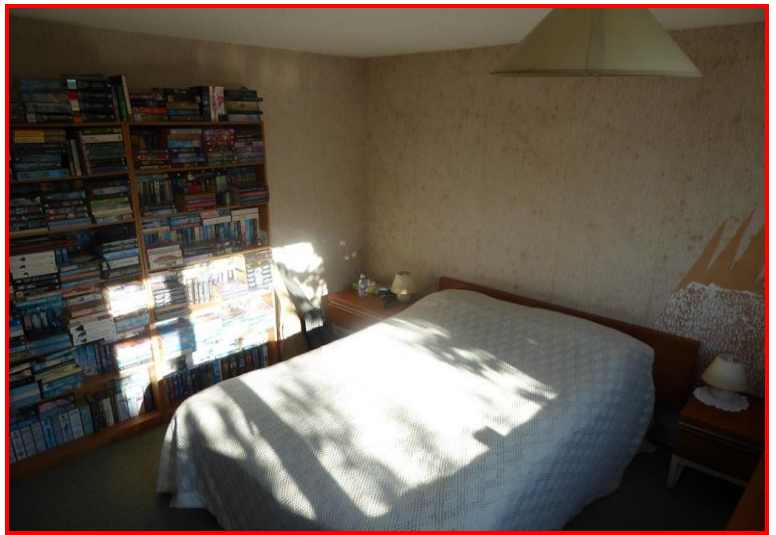
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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 27/09/2017. We are members of The Property Ombudsman scheme.



Ground Floor



Energy Performance Certificate (EPC) for a property with a total floor area of 121.50 sqm. The certificate is valid until 15/08/2024. The current energy rating is 'D' (45) and the potential rating is 'C' (55). The current environmental rating is 'D' (10) and the potential is 'C' (15). The estimated annual energy cost is £1,100, and the potential is £900. The estimated annual CO2 emissions are 12.0 tonnes, with a potential of 9.0 tonnes. The certificate includes a table of energy costs and CO2 emissions for different rooms, a color-coded energy efficiency scale, and a list of recommendations for improving the property's energy performance.

