



**DRAFT DETAILS**

**169 HOMEFIELD ROAD, SILEBY,  
LEICESTERSHIRE LE12 7TG**



**PRICE: £154,950**

**\*2/3 BEDROOMS**

**\*SEMI-DETACHED BUNGALOW**

**\*PARKING TO THE SIDE OF THE PROPERTY**

A 2/3 bedroom semi-detached bungalow with open views to the rear. Offering accommodation to include lounge, kitchen, three bedrooms and family bathroom (third bedroom can be used as a dining room). Gardens to the front and rear. Parking to the side. The bungalow has a detached garage and enjoys views over open fields to the rear. Energy Rating D.

**THINKING OF SELLING?**

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

**RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL** Ceiling light point. Central heating radiator. Loft access hatch. Internal doors giving access to: -

**LOUNGE** 4.62m x 3.58m (15' 2'' x 11' 9'') Sliding patio door to the rear elevation. Ceiling light point. Central heating radiator. Wall-mounted gas fire. Sliding patio door leading through to: -

**CONSERVATORY** Metal frame and perspex roof with double doors leading onto the garden.

**KITCHEN** 3.33m x 3.07m (10' 11'' x 10' 1'') Comprises of a range of base units with work surface. Inset stainless steel sink with side drainer. Space and plumbing for washing machine. Gas oven and larder style fridge freezer. Double glazed and single glazed window to the rear elevation. Ceiling light point. Central heating radiator. Timber glazed door giving access to the side. Built-in cupboard housing the Worcester central heating boiler. Slatted storage shelving. Built-in storage cupboard.

**BEDROOM 1** 3.63m x 2.82m (11' 11'' x 9' 3'') UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

**BEDROOM 2** 3.45m x 3.0m (11' 4'' x 9' 10'') UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

**BEDROOM 3** 3.12m x 2.29m (10' 3'' x 7' 6'') (currently used as a Dining Room): UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

**FAMILY BATHROOM** Comprises of a three piece suite to include panel bath with shower attachment over, WC and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

**OUTSIDE** The frontage has a driveway, which leads to the side of the property via timber gates and personal access gate. To the front is a lawn with slabbed walkway leading to the UPVC double-glazed front door. To the rear, there is further hard standing for a car, which leads to the property's garage which has up and over door with ceiling light point and personal access door to the rear. The walkway leads down the side of the property passing the door into the kitchen and opens up into the rear garden, which has slabbed patio area to the immediate rear with two lawns to the left and right hand side separated by a slab walkway leading to the bottom of the garden. Hard standing for timber store. The property is enclosed by panel fencing and brick walling to the left and right hand side, and low bush to the rear allowing for use over the open fields.



**DIRECTIONS** From our office, proceed in a southerly direction on the A6 Leicester Road and continue for some distance until reaching the traffic island junction. Take the second exit onto the dual carriageway as signed-posted for Barrow/Mountsorrel/Sileby. Continue along over the first traffic island junction and shortly after this, take the left hand exit. At the end of the slip road, take the left hand turn and continue along for some distance before reaching the T junction opposite the public house. Turn right here and then first left onto King Street. Proceed under the bridge and over the traffic island junction and turn left onto Park Road. Continue along to the T junction, taking the right hand turn onto Homefield Road where Number 169 can be located on the left hand side.



**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

**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.



**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.



# Ground Floor



### Energy Performance Certificate

169, Homefield Road, Sileby, LOUGHBOROUGH, LE12 7TG

Dwelling type: Semi-detached bungalow      Reference number: 0627-2836-7750-9724-2081  
 Date of assessment: 26 May 2014      Type of assessment: RUSAP existing dwelling  
 Date of certificate: 26 May 2014      Total floor area: 56 m<sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,785</b>
<b>Over 3 years you could save</b>	<b>£ 243</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	
Heating	£ 1,425 over 3 years	£ 1,245 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid green;">                     You could save <b>£ 243</b> over 3 years                 </div>
Hot Water	£ 243 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 1,785</b>	<b>£ 1,542</b>	

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

A: Most energy efficient - lower running costs  
 G: Not energy efficient - higher running costs

Current	Potential
D	B

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).

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	£ 175	🟡
2. Solar water heating	£4,000 - £8,000	£ 62	🟡
3. Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 758	🟡

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/homeenergy](http://www.direct.gov.uk/homeenergy) 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.

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