



DRAFT DETAILS

**37 IVESHEAD ROAD, SHEPSHED,
LEICESTERSHIRE LE12 9EP**



PRICE: £319,950

This imposing detached house was designed and built by a leading local architect for his own occupation and has never previously been marketed. The house is of traditional construction and offers spacious accommodation throughout. It benefits from gas fired central heating, double glazing and briefly comprises of entrance hall with cloakroom off and rear study area overlooking the garden, lounge with dining area, separate dining room, garden room and kitchen with utility area off. To the first floor the landing leads to the master bedroom with en-suite shower room, three further double bedrooms and family bathroom. The property is approached from Iveshead Road via a tarmac driveway with 'in' and 'out' access. This leads to a tandem garage with a good size garden to the front and ample parking space and potential caravan space, delightful private rear garden being mainly laid to lawn with mature shrub beds and ornamental trees. The house is situated in a sought after residential area on the Charnwood Forest side of town and enjoys good access routes to Loughborough and the M1/M42 motorways. Early inspection is highly recommended to avoid disappointment. Energy rating D.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

GROUND FLOOR:

ENTRANCE PORCH Double glazed door and side screen. Inner door leading to:

ENTRANCE HALL Ceiling light point. Access to:

STUDY 2.29m x 2.03m (7' 6" x 6' 8") Double glazed patio door to the rear elevation. Ceiling light point and central heating radiator.

DINING AREA 3.73m x 3.35m (12' 3" x 11') which has the staircase rising off to the first floor accommodation. Double glazed door leading to the rear garden. Double glazed window to the side elevation. Ceiling light point. Central heating radiator and opening to:

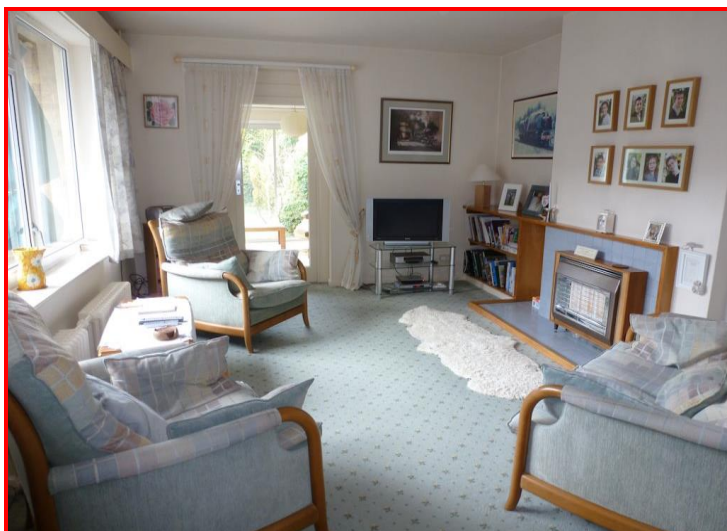
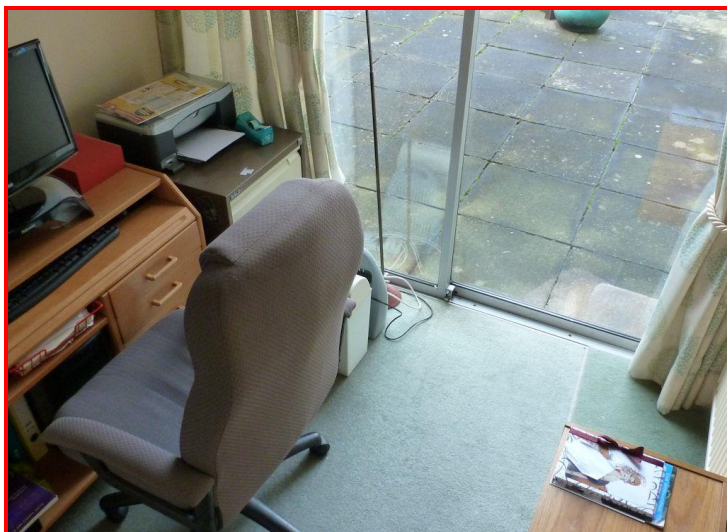
LOUNGE 4.52m x 3.66m (14' 10" x 12' 0") Double glazed window to the side elevation overlooking the garden. Ceiling light point. Central heating radiator. Fitted gas fire with tiled fireplace. Door through to:

GARDEN ROOM Double glazed patio doors and windows to the rear and side elevation with views over the garden. Two central heating radiators. Ceiling light point.

KITCHEN 4.3m x 2.3m (14' 1" x 7' 5") Being fitted with a matching range of base and eye level units with work surface having inset stainless sink with side drainer. Built in oven. five ring hob. Integrated dishwasher. Space for a larder style fridge freezer. Double glazed window to the front elevation. Ceiling strip light. Under stairs cupboard housing the lagged hot water cylinder and Glow Worm wall mounted central heating boiler. Door to:

SIDE PORCH With doors to front and rear gardens. Door to:-

UTILITY ROOM which has plumbing for automatic washing machine and providing useful storage space.



INNER LOBBY (Accessed from the entrance hall) which has coat hanging area and internal doors giving access to:

DOWNSTAIRS W.C. Which comprises of two piece suite to include W.C. and wash hand basin. Double glazed window to the front elevation. Ceiling light point.

FORMAL DINING ROOM 5.33m x 3.63m (17' 6" x 11' 11") which has a double glazed patio door to the rear elevation and further window to the front elevation. Two central heating radiators. Two ceiling strip lights and built in cupboard.

FIRST FLOOR:

LANDING Double glazed windows to the rear elevation. Double glazed door leading to the balcony. Loft access hatch. Built in shelved cupboard. Two central heating radiators and internal doors giving access to:

MASTER BEDROOM 5.33m x 3.86m (17' 6" x 12' 8") double glazed window to the front and rear elevations. Ceiling strip light. Central heating radiator. Two double and two single built in wardrobes/cupboards and built in dressing table. Door to:

EN-SUITE SHOWER ROOM Being fitted with a three piece suite to include shower cubicle with Triton shower, W.C. and wash hand basin. Double glazed window to the front elevation.

BEDROOM 2 4.04m x 3.48m (13' 3" x 11' 5") Double glazed window to the side elevation. Central heating radiator. Ceiling light point. Two double fitted wardrobes.

BEDROOM 3 4.22m x 3.18m (13' 10" x 10' 5") Double glazed windows to the front elevation. Ceiling light point. Central heating radiator and built in wardrobes.

BEDROOM 4 4.5m x 2.74m (14' 9" x 9' 0") double glazed window to the front elevation. Ceiling strip light and central heating radiator



BATHROOM Three piece suite to include bath with shower attachment over, W.C. and wash hand basin. Obscure double glazed window to the side elevation. Ceiling light point and central heating radiator.

OUTSIDE The property sits on a generous plot with plenty of parking situated to the front on the Tarmacadam driveway. There is a shaped lawn to the front and access to the tandem garage via an up and over door. The garage measures 8.96m x 2.59m (29'5" x 8'6") maximum and has personal

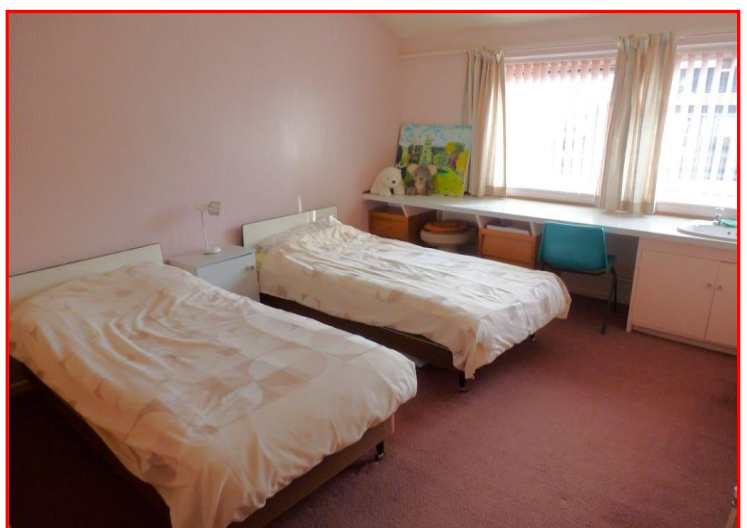
access door to the rear leading to the rear garden. The rear garden has a slabbed patio area to the immediate rear of the property, the rest of the garden being laid to lawn. The garden is screened by trees, conifers and shrubs and enjoys a westerly aspect.

DIRECTIONS From our office proceed in a southerly direction on the A6 Leicester Road and at the traffic lights turn right on to Southfield Road follow the road round to the right and then to the left on to Forest Road and at the traffic island junction with Epinal Way take the third exit on to Epinal Way. Proceed along Epinal Way and at the next traffic island junction take the first exit on to the A512 Ashby Road and continue along until the village of Shepshed. At the second set of traffic lights turn left on to Iveshead Road where number 37 can be located on the right hand side and is easily identified by our For Sale board

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



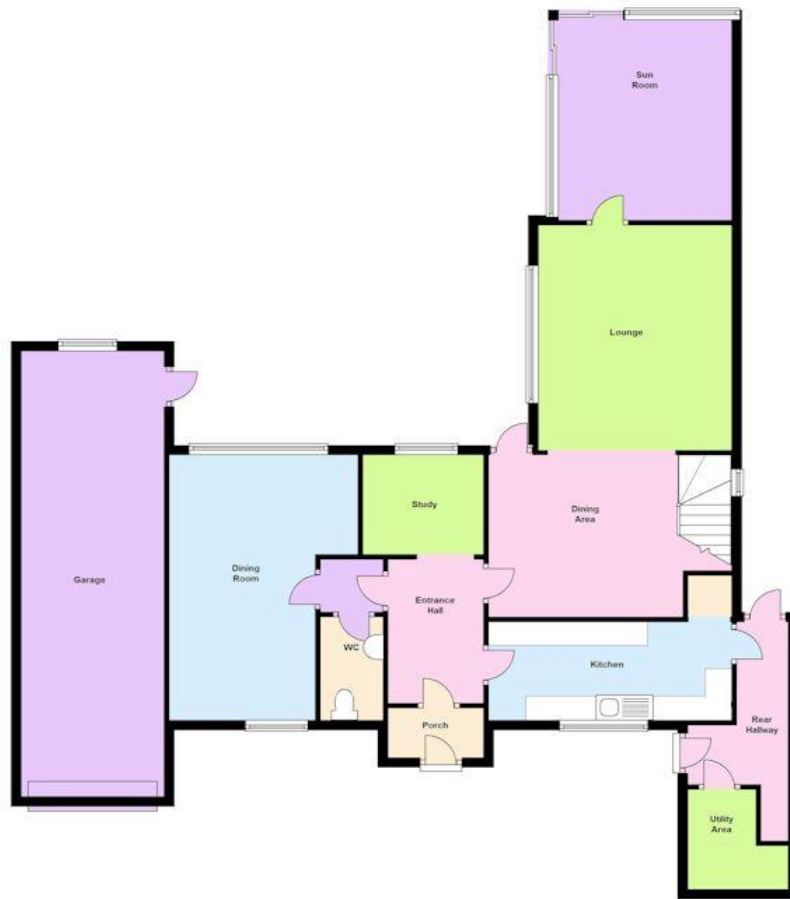
PURCHASE PROCEDURE Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

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.





First Floor



Energy Performance Certificate



37, Iveshead Road, Shepshed, LOUGHBOROUGH, LE12 9EP

Dwelling type: Detached house
 Date of assessment: 23 February 2015
 Date of certificate: 24 February 2015
 Reference number: 8902-8473-7329-3827-5253
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 168 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

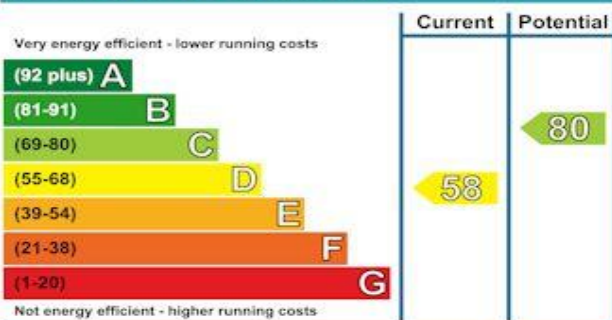
Estimated energy costs of dwelling for 3 years:	£ 5,361
Over 3 years you could save	£ 2,103

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 297 over 3 years	
Heating	£ 4,626 over 3 years	£ 2,694 over 3 years	
Hot Water	£ 438 over 3 years	£ 267 over 3 years	
Totals	£ 5,361	£ 3,258	

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



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 Cavity wall insulation	£500 - £1,500	£ 1,344	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 315	✓
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 159	✓

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.

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**FOR FURTHER DETAILS
AND INFORMATION**

PLEASE TELEPHONE 01509 214564

