



DRAFT DETAILS

**34 JUNIPER WAY, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2QA**



PRICE: £209,950

***THREE BEDROOMS *DETACHED
*RE-FITTED ENSUITE *OFF ROAD PARKING & GARAGE**

Occupying this end of cul-de-sac location, this well-presented three bedroom detached property would ideally suit a growing family. Offering gas central heating and double-glazed accommodation to include lounge, dining kitchen with conservatory off, utility room and WC, three bedrooms to the first floor with re-fitted ensuite and family bathroom. With off road parking and garden to the front with attached garage with good sized garden to the rear. Set within easy reach of local schools with good links to commuter routes. This property must be viewed to avoid disappointment. Energy Rate D

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Laminate effect timber flooring. Internal doors into: -

DOWNSTAIRS WC: Comprises of a two piece to include WC and wall-mounted wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

LOUNGE: 3.96m x 3.33m (12' 0'' x 10' 11'') With walk-in UPVC double-glazed bay window to the front elevation. Ceiling light point. Central heating radiator. Feature fireplace with timber surround and hearth.

DINING KITCHEN: 5.49m x 3.28m (17' 0'' x 10' 9'') Kitchen area comprises of a range of base and eye level units with roll edge work surface. Inset sink and side drainer. Integrated four ring gas hob with oven under and extractor hood over. Space for fridge or freezer. Ceiling light point. UPVC double-glazed window to the rear elevation. Archway through to the utility room. Open plan into the dining area with archway leading through to the conservatory. Ceiling light point. Central heating radiator. Timber effect flooring matching that of the entrance hall.

CONSERVATORY: 3.4m x 3.02m (11' 2'' x 9' 11'') Brick built base with UPVC frame and pitched Perspex roof. Ceiling light point. Central heating radiator. Tiled floor. Double doors leading through to the garden.

UTILITY AREA: 1.6m x 1.52m (5' 3'' x 5' 0'') Base and eye level units matching that of the kitchen. Inset stainless steel sink and side drainer. Space and plumbing for washing machine and dishwasher. Ceiling light point. Central heating radiator. Timber double-glazed door giving access to the rear garden.

LANDING: UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Loft access hatch. Overstairs linen storage cupboard. Further doors into: -

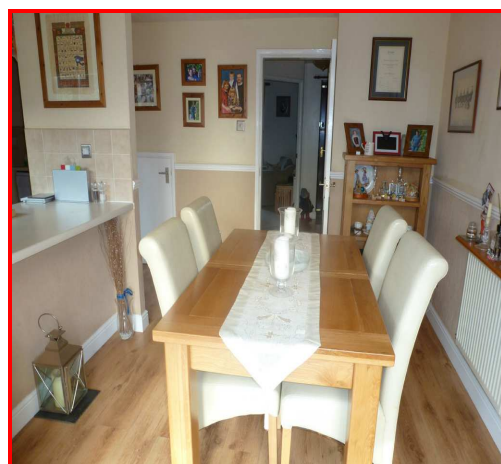
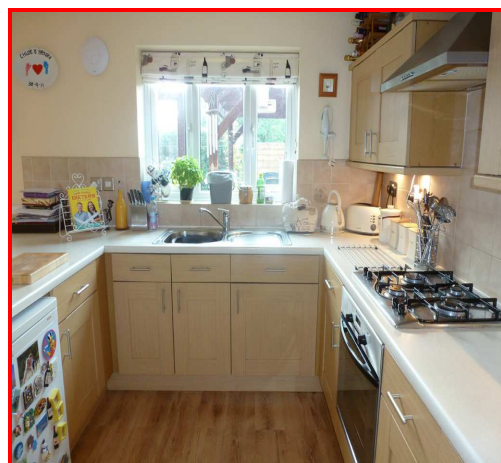
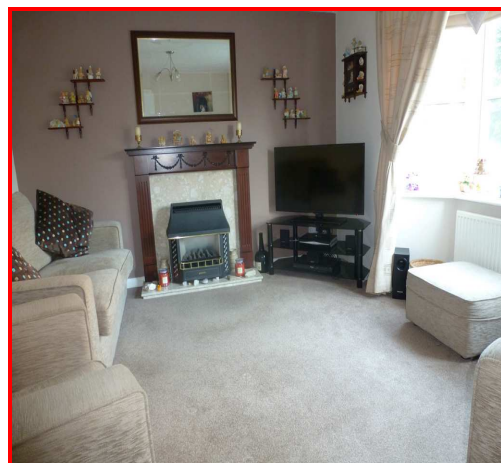
BEDROOM 1: 3.45m x 3.43m (11' 4'' x 11' 3'') UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Built-in wardrobe with sliding mirrored door. Door through to: -

EN-SUITE : Comprises of a three piece suite to include corner shower cubicle, WC and wash hand basin. Obscure UPVC double-glazed window to the front elevation. Ceiling light point. Heated ladder effect towel rail.

BEDROOM 2: 3.0m x 2.44m (9' 10'' x 8' 0'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 3: 2.46m x 2.44m (8' 1'' x 8' 0'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

FAMILY BATHROOM: Having a re-fitted suite to comprise panelled bath with hand shower attachment over, WC and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Heated ladder effect towel rail.



OUTSIDE: To the front, there is a tarmac driveway leading up to the property's attached garage with lawned area to the right hand side. Access to the rear garden down the left by a slabbed walkway. The rear garden is of a good size and is mainly laid to lawn with raised decking inset for hot tub, patio area to the right hand side and to the bottom right hand corner, a raised vegetable patch. Further seating decking area. Hardstanding floor timber store. Access door leading into the garage. The garden is enclosed by panelled fencing and has an outside water tap.

DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester Road, taking a right hand turn at the traffic lights onto Southfield Road. Follow the road round to the left onto Park Road at the mini traffic island, turn right onto Beacon Road. Continue along to the traffic island junction with Epinal Way, taking the second exit onto Epinal Way. Proceed to the next traffic island junction, take the third exit onto Park Road. Proceed for some distance taking the eventual left hand turn onto Hazel Road. Turn right then almost immediately left onto Laurel Road when Juniper Way is located shortly on the right hand side. At the 'T' junction, take the left hand turn and proceed to the end of the cul-de-sac where number 34 will be located on the right 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.

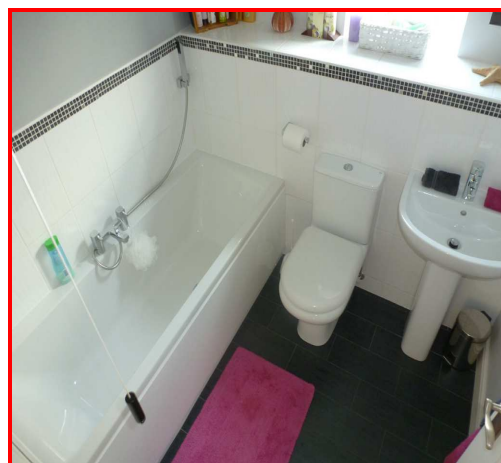
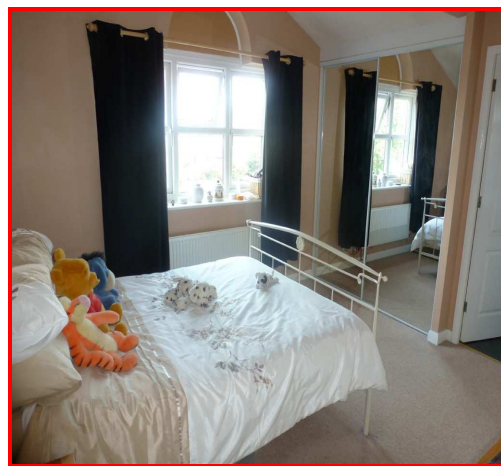
LOCAL AUTHORITY Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

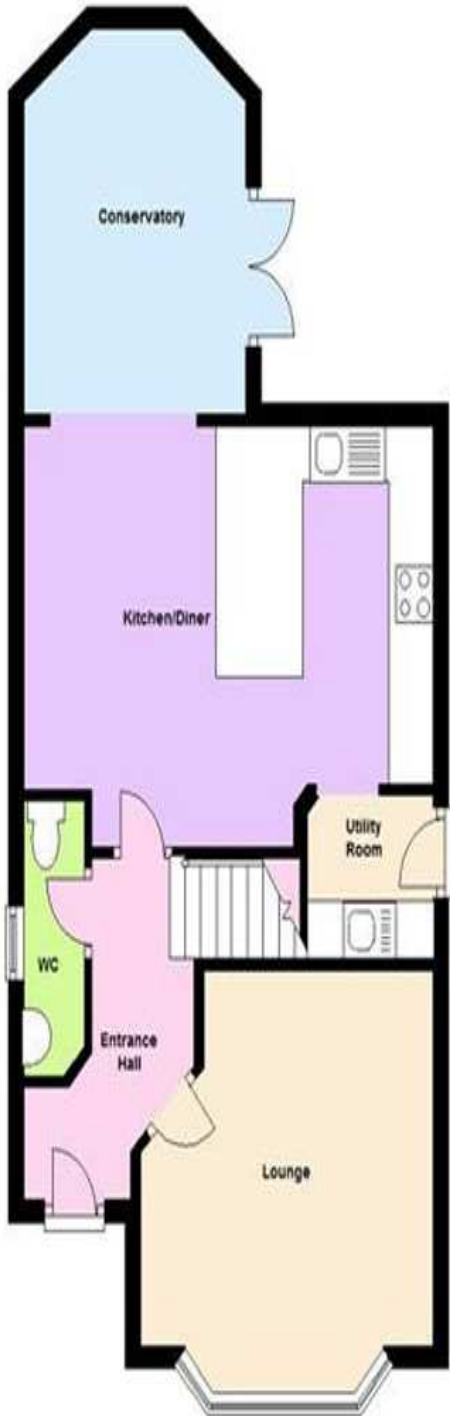
MONEY LAUNDERING Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being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

VIEWING Strictly by prior appointment through ourselves.

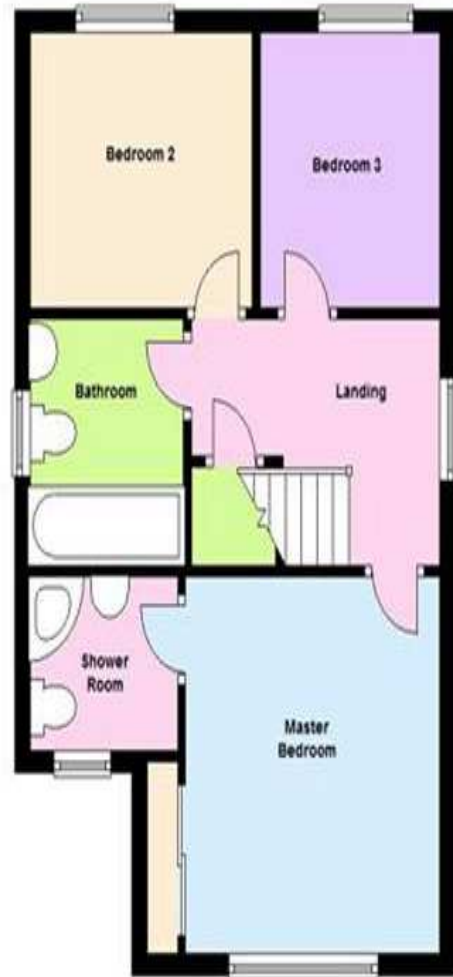
PROPERTY MISDESCRIPTION: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and does not warrant their condition. These particulars, whilst believed to be accurate are set out as a 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.



Ground Floor



First Floor



Energy Performance Certificate STP

24, Lupton Way, COSSBOROUGH, LE11 2QA

Building type: Detached house Reference number: 0613-2448-7519-8427-8145
 Date of assessment: 20 September 2012 Final assessment: Actual energy rating
 Date of certificate: 20 September 2012 Expiry date: 20/09/2015

1. Do not cover or alter information on this certificate as it may be ineffective.
 2. Find out how you can save energy and money by making improvement measures.

Estimated energy costs of heating (per year)

Over 3 years with lowest cost	£2,720
Over 3 years with highest cost	£2,845

Estimated energy costs of this home

Category	Current rating	Potential rating	Annual energy saving
Lighting	1 (100 over 3 years)	2 (100 over 3 years)	£100
Heating	1 (100 over 3 years)	2 (100 over 3 years)	£1,000
Hot water	1 (100 over 3 years)	2 (100 over 3 years)	£1,000
Walls & roof	1 (100 over 3 years)	2 (100 over 3 years)	£1,000

These figures show the most likely average household energy costs in the property for heating, lighting and hot water. They include energy costs for electricity, gas, oil, coal and coal products, but do not include potential savings from solar panels.

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 recommended measures. The average energy efficiency rating for buildings in England and Wales is 69.

Recommended measures

Measure	Estimated cost	Typical annual energy saving	Payback period
1. Floor insulation	£800 - £1,200	£100	8-12 years
2. Cavity walling (if not already in place)	£100 - £350	£100	1-3 years
3. Double glazing (if not already in place)	£200 - £400	£100	2-4 years

See page 9 for a list of recommendations for this property.

This certificate is valid for 10 years. It is a legal requirement to have an Energy Performance Certificate for your property if you are selling or letting it. The Energy Performance Certificate is a key part of the information that you need to provide to your buyer or tenant.

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