



**DRAFT DETAILS**

**111A LEICESTER ROAD, QUORN,  
LEICESTERSHIRE, LE12 8BA**



**PRICE: £239,950**

- \*THREE BEDROOMS \*SEMI-DETACHED HOUSE**
- \*GOOD SIZE GARDENS TO FRONT & REAR**
- \*ENERGY RATING TO BE CONFIRMED**

An exciting opportunity to purchase this three bedroom semi-detached property on this popular road in the village of Quorn. Offering accommodation to include entrance porch, entrance hall, lounge, dining room and kitchen, three bedrooms and extended family bathroom with separate WC. Good size gardens to both the front and rear. Off road parking carport and garage. The property enjoys views over fields to the front. Energy Rating C

**THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION

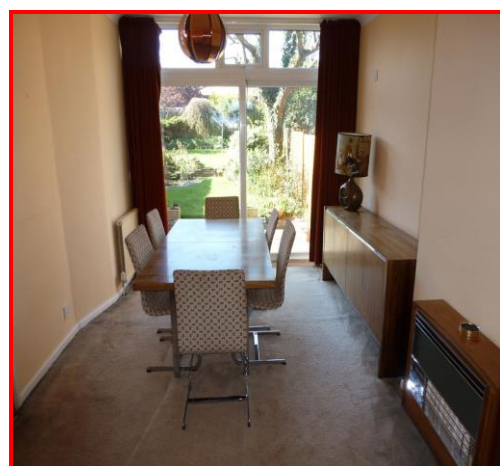
**ENTRANCE PORCH:** UPVC double-glazed window and door to the front and side elevation. Quarry tile flooring. Two wall-mounted light points. Brick archway with glazed door inset leading through to: -

**ENTRANCE HALL:** Staircase rising off to the first floor accommodation. Obscure UPVC double-glazed window to the side elevation. Further UPVC double-glazed window and aluminium double-glazed door to the side elevation. Two ceiling light points. Central heating radiator. Internal doors giving access to: -

**LOUNGE:** 4.39m x 3.51m (14' 5" x 11' 6") Walk-in UPVC double-glazed bay window to the front elevation. Three ceiling wall lights. Central heating radiator. Fireplace with inset for electric fire. Sliding doors giving access to: -



**DINING ROOM:** 3.76m x 3.05m (12' 4" x 10' 0") UPVC double-glazed patio door and window lights to the rear elevation. Ceiling light point. Central heating radiator. Wall-mounted three bar gas fire. Door into: -



**KITCHEN:** 3.61m x 2.18m (11' 10" x 7' 2") Comprises of a matching range of base and eye level units with roll edge worksurface. Inset stainless steel 1½ bowl sink with side drainer and mixer tap over. Integrated oven and fridge. Space for microwave and washing machine. UPVC double-glazed window to the rear elevation. Light points inset to ceiling. Central heating radiator. Housing the Worcester central heating boiler.



**FIRST FLOOR LANDING:** UPVC double-glazed window to the side elevation. Ceiling light point. Loft access hatch. Internal doors giving access to: -

**BEDROOM 1:** 3.66m x 3.05m (12' 0" x 10' 0") Walk-in UPVC double-glazed bay window to the front elevation. Ceiling light point. Central heating radiator. Built-in furniture to include double wardrobe and corner wardrobe. Eight drawer vanity unit with knee hole insert. Two bedside tables. Six drawer seating unit inset to the bay.

**BEDROOM 2:** 3.25m x 2.92m (10' 8" x 9' 7") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Two built-in wardrobe with storage boxes over. Five drawer unit.

**BEDROOM 3:** 2.69m x 2.24m (8' 10" x 7' 4") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

**SEPARATE W. C.** WC. Obscure UPVC double-glazed to the side elevation. Ceiling strip light.

**FAMILY BATHROOM:** 2.82m x 2.18m (9' 3" x 7' 2") Comprises of a three piece suite to include panelled bath, separate shower cubicle and wash hand basin. Obscure UPVC double-glazed windows to the rear and side elevations. Two ceiling light point. Central heating radiator. Storage cupboard housing the property's pre-lagged immersion cylinder with storage shelving and central heating control.



**OUTSIDE:** The property sits on a generous plot with large driveway to the front leading up to the detached garage, which passes a shaped lawn on the right hand side. Further hardstanding to the front and matching step leading to the entrance porch. To the side, there is a carport, which in turn leads to the property's detached garage, which has up and over door and personal access door to the side. Slabbed patio area to the rear of the property with the rest of the garden mainly laid to lawn with a planting border to the right hand side. Several steps leading to the bottom of the garden, which again is mainly laid to lawn with a slab walkway down the left hand side passing planting border, which wraps around to the rear of the garden. The garden is enclosed by panel fencing and bushes. There is an outside light point and water tap.



**DIRECTIONS:** From our office, proceed in a southerly direction on the A6 Leicester Road. Existing Loughborough at the dual carriageway, move over in the right hand lane and at the traffic island junction, take the third exit as sign-posted for Quorn. Proceed through the centre of Quorn, following the signs for Mountsorrel, this road eventually turns into Leicester Road where 111a can be located towards the top end of Leicester Road 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.



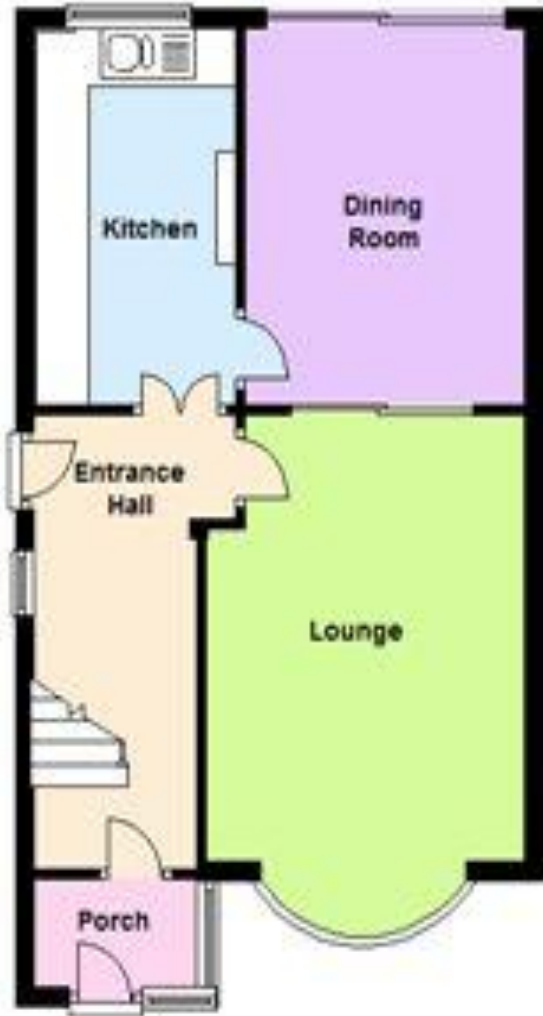
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors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

**VIEWING:** Strictly by prior appointment through ourselves.

**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.



## Ground Floor



## First Floor



**Energy Performance Certificate**

111a, Leicester Road, Quorn, LE10 0BQ, LE10 0BA

Building type: Semi-detached  
Date of assessment: 23 April 2014  
Date of certificate: 23 April 2014

Reference number: 0029 2021 1940 904 001  
Type of assessment: Full SAP existing dwelling  
Total floor area: 68.0 m<sup>2</sup>

Use this document for:  
 \* Compare energy usage of properties to see which provides a more energy efficient  
 \* Find actions you can save energy and money by taking improvement measures

Estimated energy costs of dwelling for 3 years	£ 2,076
Over 2 years you could save	£ 204

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 1,423 over 3 years	£ 1,148 over 3 years	£ 275 over 3 years
Hot Water	£ 482 over 3 years	£ 236 over 3 years	£ 246 over 3 years
<b>Total</b>	<b>£ 2,076</b>	<b>£ 1,555</b>	<b>£ 521 over 3 years</b>

These figures show the amount the average household would spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and ovens, and any electricity generated by solar generation.

**Energy Efficiency Rating**

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 recommended measures on page 3. The average energy efficiency rating for a dwelling in England and Wales is a band D rating.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Initial cost	Typical savings over 3 years	Potential with Green Deal
1. Insulation	£800 - £1,000	£100	£100
2. Hot water tank insulation	£10 - £20	£50	£50
3. Hot water heating	£5,000 - £8,000	£100	£100

Page 3 for a full assessment visit the website.

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