



DRAFT DETAILS

**82 LEICESTER ROAD, SHEPSHED,
LEICESTERSHIRE, LE12 9DQ**



PRICE: £224,950

THREE GOOD SIZE BEDROOMS DETACHED PROPERTY
DOUBLE GARAGE & OFF-ROAD PARKING GAS CENTRAL HEATING

A rare opportunity to purchase this three bedroom detached property set on a good size plot. The house offers extended accommodation to include lounge, dining room, breakfast kitchen with pantry off and separate W.C., covered veranda, three good sized bedrooms and family bathroom with separate W.C. to the first floor. Gardens to the front and rear. Plentiful off-road parking and double garage. Energy Rate D

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH: Obscure glazed door giving access to: -

ENTRANCE HALL Return staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Understairs cupboard. Alarm control keypad. Central heating thermostat. Internal doors giving access to: -

DOWNSTAIRS W.C.: Comprises of low flush W.C. With obscure double-glazed window to the side elevation. Ceiling light point.

LOUNGE: 6.5m x 4.65m (21' 4'' x 15' 3'') Double-glazed windows to the front, side and rear elevations. Two ceiling light points. Four wall-mounted light points. Two central heating radiators. Feature coal effect gas fire set in a feature stone fireplace.

DINING ROOM: 3.94m x 3.63m (12' 11'' x 11' 11'') Walk-in double-glazed bay window to the front elevation. Further double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

BREAKFAST KITCHEN: 5.33m x 3.68m (17' 6'' x 12' 1'') Fitted with a matching range of base and eye level units with roll edge worksurface. Inset 1½ bowl stainless steel sink with side drainer and mixer tap over with waste disposal unit under. Four ring gas hob with extractor over and separate double oven. Integrated fridge and space and plumbing for washing machine and dishwasher. Double-glazed window to the rear elevation. Two ceiling strip lights. Two central heating radiators. Door off leading to pantry area and external door giving access to:

VERANDA: Sliding doors leading onto the balcony with steps leading to the rear garden. Internal door giving access to brick built store with further door leading to the front.

LANDING: Feature stained glass UPVC double-glazed window to the side elevation. Ceiling light point. Box bay to the front elevation. Timber balustrade. Central heating radiator. Internal doors giving access to: -

BEDROOM 1: 3.68m x 3.63m (12' 1'' x 11' 11'') Double-glazed bay window to the front elevation. Further double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Built-in furniture to include two double wardrobes with storage boxes over. Further single wardrobe. Two bedside cabinets. Built-in dressing table with drawers and cupboards under.

BEDROOM 2: 3.94m x 3.33m (12' 11'' x 10' 11'') Double-glazed windows to the front and rear elevation. Ceiling light point. Central heating radiator. Built-in furniture to include double wardrobe with sliding door. Four drawer chest with desk area over.

BEDROOM 3: 3.23m x 2.79m (10' 7'' x 9' 2'') Two double-glazed windows to the rear elevation. Ceiling light point. Central heating radiator. Built-in furniture to include two double wardrobes with storage cupboards over and dressing table with four drawer chest.

SEPARATE W. C. W.C. Ceiling light point. Glazed window to the side elevation. Loft access hatch.



FAMILY BATHROOM: Comprises of a two piece suite to include walk-in bath with shower attachment and hand shower attachment over and wash hand basin inset to storage unit. Obscure UPVC double-glazed windows to the side and rear elevation. Ceiling downlights. Central heating radiator. Cupboard housing the Worcester Bosch central-heating boiler and lagged cylinder with immersion heater. Central heating control panel. Slatted shelving providing useful storage area.

OUTSIDE: The property sits on a good sized plot, which has ample parking to the front with tarmac driveway leading down to the property's double garage. There are lawns to the centre and right hand side with retaining walls to the front and gated access. A crazy paved patio leads through to the front door. Further access to the side leading round to the rear garden, which is mainly laid to lawn with shaped planting borders to the sides. Slab walkway leads around the lawn with useful storage areas under the property.

NOTICE TO PURCHASER: Please note that under the Estates Agents Act 1979 the vendors are a connected party.

DIRECTIONS: From our office, proceed in a westerly direction on the Forest Road and at the traffic island with Epinal Way take the third exit onto Epinal Way. Proceed past the university, taking the first left hand turn onto the A512 sign-posted for Shepshed. Shortly after passing the traffic island junction with the M1 and entering into the village of Shepshed, take the first right hand turn at the traffic lights onto Leicester Road. Proceed for some distance where number 82 can 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.

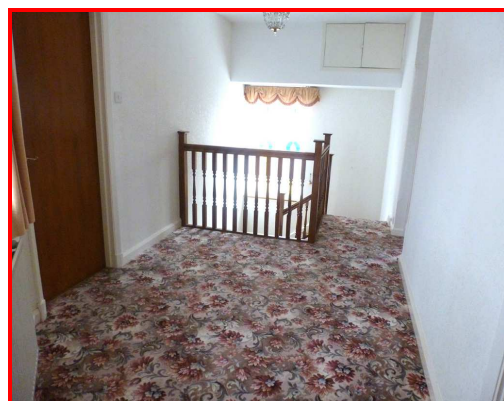
LOCAL AUTHORITY Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.





Energy Performance Certificate



82, Leicester Road, Shepshed, LOUGHBOROUGH, LE12 9DQ

Dwelling type: Detached house Reference number: 8202-4450-5529-7427-5273
 Date of assessment: 25 February 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 February 2013 Total floor area: 146 m²

Use this document to:

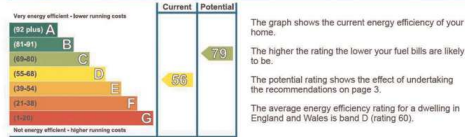
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,257
Over 3 years you could save	£ 1,581

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 204 over 3 years	
Heating	£ 3,582 over 3 years	£ 2,239 over 3 years	
Hot Water	£ 366 over 3 years	£ 234 over 3 years	
Totals	£ 4,257	£ 2,676	

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



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 Increase loft insulation to 270 mm	£100 - £350	£ 104	✓
2 Cavity wall insulation	£500 - £1,500	£ 1,009	✓
3 Floor insulation	£800 - £1,200	£ 258	✓

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 423 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.