



**101 LIMEHURST AVENUE, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 1PE**



**£199,950**

**\*FOUR BEDROOMS \*DINING KITCHEN  
\*AMPLE PARKING \*SINGLE GARAGE  
\*CLOSE TO THE TOWN CENTRE**

An immaculately presented four bedroom detached bungalow set within close proximity to Loughboroughs town centre. Offering gas central heating and uPVC double-glazing and replacement uPVC fascias and guttering. The accommodation includes: lounge, dining kitchen, four bedrooms, family bathroom, and separate cloakroom/WC. Integral garage and off road parking to the front and private garden to the rear.

**THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL** with uPVC double glazed front door with side panel. Alarm key pad and ceiling light point.

**CLOAKROOM** with low level unit and wash hand basin. Half tiled walls and central heating radiator. Extractor and downlight to ceiling.

**LOUNGE** 6.07m x 3.63m (19' 11" x 11' 11") with feature fireplace with living flame gas fire installed. UPVC double glazed windows to front and side elevation. Coving to ceiling and three uplighters. Dado rail, telephone and TV aerial points.

**DINING KITCHEN** 4.24m x 2.74m (13' 11" x 9' 7") Recently refitted with "Shaker" style base units and wall cupboards in cream finish. Complementary work surfaces and tiling. Built in gas hob unit with oven under and extractor over. Spaces for automatic washing machine and upright fridge/freezer. Down light and smoke alarm to ceiling. uPVC double glazed door and window to side elevation. Ceramic tiled floor. Door to:- INNER HALLWAY: with access to loft, central heating thermostat unit, ceiling light point and smoke alarm.

**BEDROOM 1** 3.96m x 2.85m (13' 0" x 9' 4") with bed pull light switch and ceiling light point. Central heating radiator and TV point. uPVC double glazed window to rear elevation.

**BEDROOM 2** 3.79m x 2.77m (12' 5" x 9' 1") with uPVC double glazed window to rear elevation. Central heating radiator and ceiling light point.

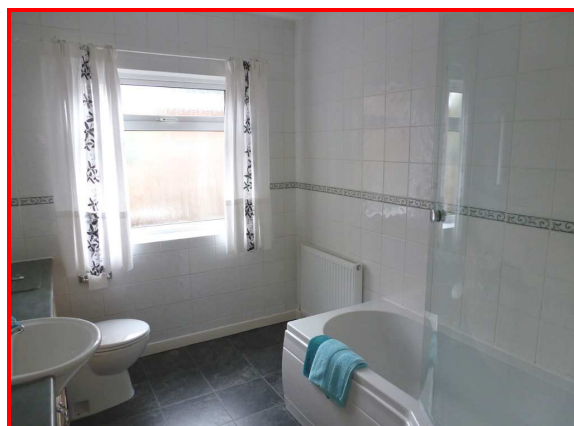
**BEDROOM 3** 2.79m x 2.11m (9' 2" x 6' 11") with uPVC double glazed window to rear elevation. Central heating radiator and ceiling light point.

**BEDROOM 4** 2.85m x 1.93m (9' 4" x 6' 4") with uPVC double glazed window to side elevation. Central heating radiator and ceiling light point.

**BATHROOM** Superbly refitted with a modern suite comprising a panelled bath with curved shower screen and shower mixer taps and W.C inset into vanity unit with storage cupboards under. All tiled walls and central heating radiator. Down lighters and extractor fan. uPVC double glazed window to side elevation.

**SEMI INTEGRAL GARAGE** 15'9" x 9' (4.80m x 2.74m) with metal Up and over door, light and power installed. Wall mounted Glow worm combi boiler, gas and electric meters. Side window and personal door.

**OUTSIDE** The property is set back from the road behind a dwarf wall. The front garden is mainly block paved to provide additional car parking with flower and shrub borders. Side pedestrian access to **REAR GARDEN** which is mainly lawned with shrub and flower borders. The garden is well screened and enjoys a southerly aspect. Outside tap



**SERVICES** All mains services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION** The property is freehold and vacant possession can be given upon completion of a purchase.

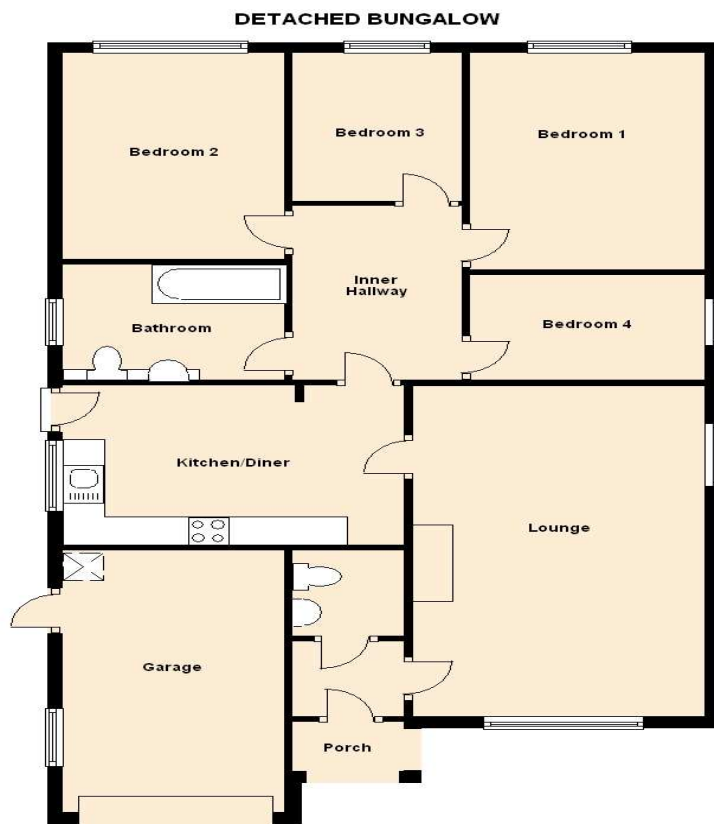
**LOCAL AUTHORITY** Charnwood Borough Council, Southfields, Loughborough. 01509 263151

**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.

**DIRECTIONS** From our office proceed in a northerly direction on the Leicester Road. At the traffic lights take the right hand turn into Bridge Street. Limehurst Avenue is the second left hand turn. Follow the road round to the right where number 101 Limehurst Avenue will be noted on the right hand side to be identified by our for sale board.

**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.



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. Property misdescription Act 1991: 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 do not warrant their condition.

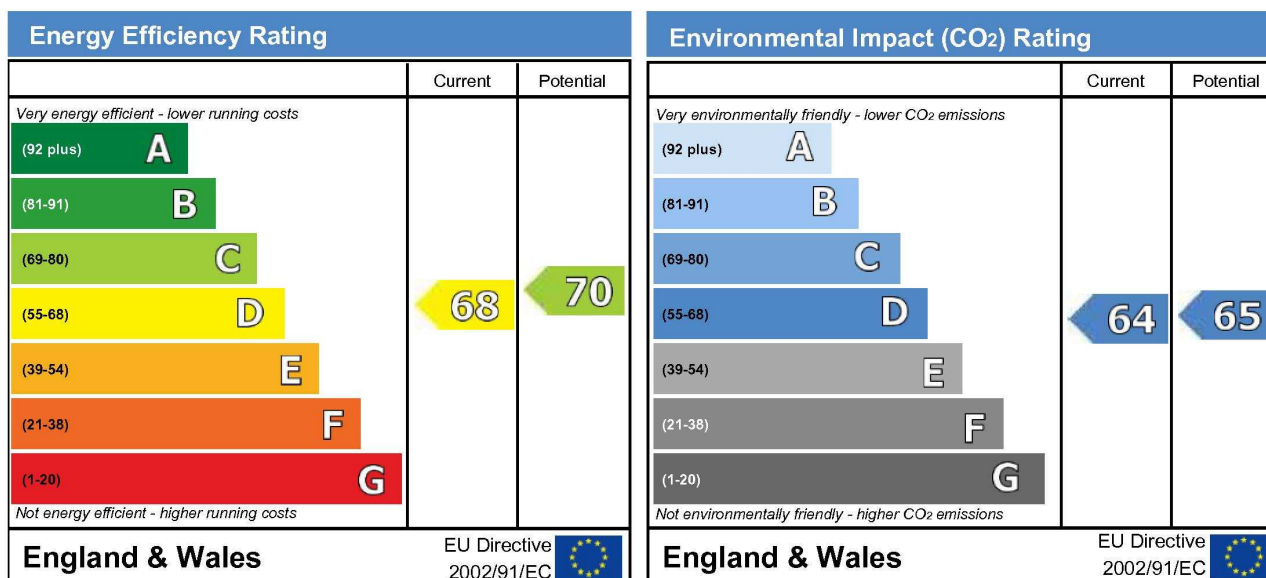
# Energy Performance Certificate



101, Limehurst Avenue,  
LOUGHBOROUGH,  
LE11 1PE

Dwelling type: Detached bungalow  
Date of assessment: 11 July 2010  
Date of certificate: 28 July 2010  
Reference number: 9498-5092-6253-4880-9950  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 91 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	241 kWh/m <sup>2</sup> per year	235 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.7 tonnes per year	3.6 tonnes per year
Lighting	£81 per year	£48 per year
Heating	£566 per year	£572 per year
Hot water	£103 per year	£103 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.