



DRAFT DETAILS

**32 PACKINGTON HILL, KEGWORTH,
LEICESTERSHIRE, DE74 2DF**



PRICE: £214,950

This two bedroom detached bungalow demands internal inspection to appreciate the size on offer. The accommodation comprises of an entrance hall, door leading in to the dining room with lounge spanning the width of the property. There is no upward chain. Two good sized bedrooms and family bathroom. Outside to the front there is a raised planting border and tarmac driveway to the left hand side of the property leading to the attached garage. To the rear there is a low maintenance slabbed area with intimate planting borders. The property does require modernisation. Situated within easy reach of East Midlands Airport, junction 24 of the M1 motorway and the Sutton Bonington Campus of Nottingham University. Energy rating D.

THINKING OF SELLING?

For a **FREE VALUATION** of your property without obligation

RING FRECKELTONS on 01509 214564

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Ceiling light point. Central heating radiator. Timber door. Built-in cupboard.

LOUNGE: 21'11" x 14'2" (6.43m x 4.32m) Two double-glazed windows to front and one to the side. Two ceiling light points. Central heating radiator. Fireplace.

DINING ROOM: 17' x 11'6" (5.33m x 3.53m) Single glazed window to the side. Ceiling light point. Central heating radiator.

KITCHEN: 10'10" x 9'10" (3.07m x 2.77m) Fitted with a range of base and eye level units with inset sink. Window and door to the side. Walk-in pantry housing the Worcester Bosch central heating boiler.

BEDROOM 1: 12'11" x 11'2" (3.41m x 2.69m) Double-glazed window. Ceiling light point. Central heating radiator.

BEDROOM 2: 14'11" x 8'5" (4.30m x 2.59m) Double-glazed window. Ceiling light point. Central heating radiator.

BATHROOM: Comprising of a three piece suite to include bath with electric shower attachment over, wash hand basin and WC. Window. Light point. Tiling to walls.

OUTSIDE: To the front of the property, there is a driveway to the left hand side leading to the garage which is 16'2" x 12'8" (4.93m x 3.90m). To the right hand side of the driveway, there is a raised lawn and walkway to the front of the bungalow. The rear garden is mainly laid to slabs with outhouses in the left hand corner.

DIRECTIONAL NOTE: From our office proceed in a southerly direction along the A6 Leicester Road. At the first set of traffic lights turn left on to Barrow Road following the bypass round and at the T-junction with the Derby Road take the right hand turn. Proceed out of Loughborough, through the village of Hathern, travelling for some distance before entering the village of Kegworth. Proceed through Kegworth taking the last left hand turn on to Packington Hill and proceed along the road for a short distance where number 32 can be located on the left hand side.



SERVICES: All services 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.

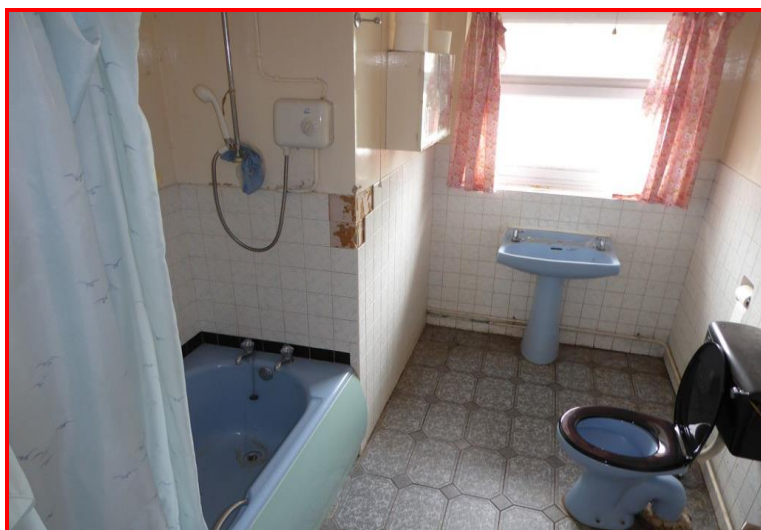
LOCAL AUTHORITY: North West Leicestershire, Coalville, LE67 3FJ. 01530 454545

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. Details produced on the 31st August 2017 We are members of The Property Ombudsman scheme.



Ground Floor



Energy Performance Certificate HM Government

32, Packington Hill, Kegworth, DERBY, DE74 2DF

Dwelling type: Detached bungalow Reference number: 8825-7821-0058-7333-9906
 Date of assessment: 07 September 2017 Type of assessment: RPSAP: existing dwelling
 Date of certificate: 10 September 2017 Total floor area: 89 m²

Use this document for:

- 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: £ 3,093

Over 3 years you could save: £ 845

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 189 over 3 years | £ 189 over 3 years | |
| Heating | £ 2,571 over 3 years | £ 1,719 over 3 years | <div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 845 over 3 years </div> |
| Hot Water | £ 333 over 3 years | £ 266 over 3 years | |
| Totals | £ 3,093 | £ 2,148 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

100 kWh/m² A

81 kWh/m² B

61 kWh/m² C

41 kWh/m² D

21 kWh/m² E

1 kWh/m² F

0 kWh/m² G

Worst energy efficient - higher heating costs

Current
Potential

82

82

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 (65).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 | £ 573 | ✔ |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £ 262 | ✔ |
| 3. Stop water heating | £4,000 - £8,000 | £ 90 | ✘ |

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.gov.uk/energy-efficiency or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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