



DRAFT DETAILS

12 SPINNEY HILL DRIVE, LOUGHBOROUGH,
LEICESTERSHIRE LE11 3LD



PRICE: £325,500

A traditional bay fronted detached property offering scope for improvement and extensions subject to relevant planning permission. In brief the accommodation comprises of an entrance porch with leaded stained glass timber door leading through to the entrance hall with cloak room off and separate WC. Lounge with original timber floor and kitchen to the ground floor. To the first floor there are three good sized bedrooms shower room and separate WC. With both gardens to the front and rear, detached garage and off road parking. Situated within easy access of the university and Loughborough's town centre and local commuter routes. The property is in need of some modernisation it does however sit on a good sized plot on this popular road. Energy rating D.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the first floor accommodation, ceiling light point central heating radiator, under stairs cupboard door to:-

CLOAKROOM: Obscure leaded port hole window to the front elevation, ceiling light point, original timber floor, coat hooks and storage shelf.

SEPERATE WC: Comprises of a two piece suite to include WC and wall mounted wash hand basin with tiles splash back, ceiling light point, obscure glazed window to the side elevation, quarry tiled flooring and central heating radiator.

LOUNGE: 5.59m x 3.30m (18'4" x 10' 10") Walk in double glazed bay window to the front elevation, double glazed double doors and matching side lights to the rear and two double glazed windows to the side elevation. Two ceiling light points, two central heating radiators, original timber flooring under the carpet, and feature fire place with gas fire inset tiles surround and timber mantle.

KITCHEN: 3.35m x 2.95m (10'8" x 9' 8") Base unit with double drainer sink inset, built in cupboards, space for oven and washing machine. Double glazed window to the rear elevation, ceiling strip light, dado height tiling to all exposed walls, central heating radiator, tiled floor, and door to the rear.

FIRST FLOOR LANDING: Ceiling light point, loft access hatch, obscure glazed window to the side elevation, central heating radiator. Built in airing cupboard housing the properties combination boiler. Internal doors giving access to:-

BEDROOM ONE: 3.78m x 3.30m (12'5" x 10'10") Which has walk in double glazed bay window to the front elevation, ceiling light point, and central heating radiator,

BEDROOM TWO: 3.22m x 2.95m (9'8" x 10.7") Double glazed window to the rear elevation, ceiling light point, and central heating radiator and built in storage shelves.

BEDROOM THREE: 2.41m x 2.00m (7'11" x 6'7") Double glazed window to the front elevation, ceiling light point and central heating radiator.

SHOWER ROOM: Comprising of a corner shower cubicle with shower attachment over, wash hand basin, obscure double glazed window to the rear elevation, ceiling light point, heated effect towel rail, dado height tiling to all walls

SEPERATE W.C.: With W.C., obscure glazed window to the side elevation and ceiling light point.

OUTSIDE To the front there is a tarmac driveway providing off road parking. With planting border to the right hand side and lawn to the left with shaped planting borders to perimeter. Tarmac driveway leads to an obscure double glazed entrance door with matching side light which in turn leads to the entrance porch. The property has access via the original leaded and stained glass timber door. To the side in between the garage and the property there is a timber door which leads through to a covered lobby, this gives access to the rear garden via another timber door and a personal access door which leads to the **Garage** Which has up and over door, lighting and separate coal house to the rear. To the immediate rear of the property there is a slabbed patio area with the rest of the garden being laid to a shaped lawn to the left hand side with planting borders and to the right hand side, further planting area with a variety of small shrubs and trees. Garden is enclosed by a mixture of panelled fencing and hedging, enjoys a south westerly aspect.



DIRECTIONS: From our office proceed in a southerly direction on the A6 Leicester Road at the first set of traffic lights turn right onto South Fields Road, follow the road around to the right and then to the left onto Forest Road, and continue over the traffic island junction with Epinal Way. Continue for some distances taking the eventual right hand turn onto Benscliffe Drive and follow the road along and at the T-junction with Holywell Drive turn right and then immediately left onto Spinny Hill Drive, Number 12 can be located on the left hand side and is easily identified by our for sale board.

SERVICES: All services are connected 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 Chamwood Borough Council, Southfields, Loughborough 01509 263151

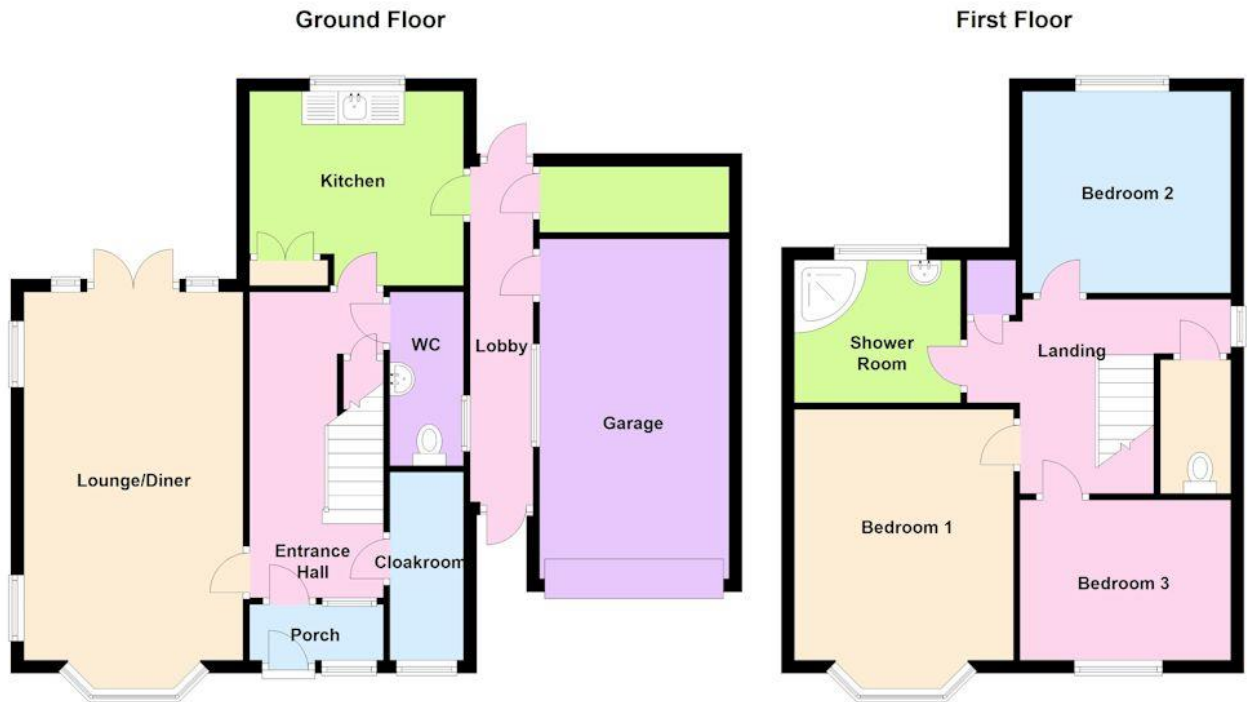
PURCHASE PROCEDURE Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

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 license 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 2nd February 2017 We are members of The Property Ombudsman scheme.






Energy Performance Certificate

12, Spinney Hill Drive, LOUGHBOROUGH, LE11 3LD
 Dwelling type: Detached house Reference number: 0942-2898-7523-9903-7661
 Date of assessment: 08 February 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 09 February 2017 Total floor area: 89 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:	£ 3,336
Over 3 years you could save	£ 1,254

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 174 over 3 years	
Heating	£ 2,784 over 3 years	£ 1,677 over 3 years	
Hot Water	£ 330 over 3 years	£ 331 over 3 years	
Totals	£ 3,336	£ 2,082	




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

Band	Current	Potential
A		82
B		
C		
D		
E	67	
F		
G		

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 60). 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	£ 676	
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 186	
3 Draught proofing	£80 - £120	£ 51	

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-grants-calculator 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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