



DRAFT DETAILS

**44 SUTTON CLOSE, QUORN,
LEICESTERSHIRE, LE12 8GA**



PRICE: £210,000

This purpose built 'over 55s' leasehold bungalow is situated close to Quorn's village centre within easy access to local commuter routes as well as a market town of Loughborough. Designed to offer independent retirement living the bungalow offers accommodation to include entrance hall with storage cupboard off and doors leading through to the lounge, fitted kitchen, two good sized bedrooms with bathroom and separate WC. The grounds are communal of which the lounge enjoys views over and are maintained by the management company. There is parking in the vicinity. 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. Loft access hatch. Storage cupboard housing the lagged immersion cylinder with slatted storage shelves. Further internal doors give access to: -

KITCHEN: 3.51m x 2.36m (11' 6'' x 7' 9'') Comprises of a range of base and eye level units with roll edge worksurface. Inset 1½ bowl sink with side drainer and mixer tap over. Space for washing machine, electric oven and fridge freezer. UPVC double-glazed window to the front elevation. Ceiling striplight. Central heating radiator. Built-in storage cupboard with shelving.

LOUNGE: 5.16m x 3.53m (16' 11'' x 11' 7'') UPVC double-glazed window to the front elevation. Two ceiling light points. Two central heating radiators. Electric fire with marble hearth.

BEDROOM 1: 3.33m x 3.02m (10' 11'' x 9' 11'') Walk-in box bay to the rear elevation. Ceiling light point. Central heating radiator. Built-in double wardrobe with storage shelving.

BEDROOM 2: 3.15m x 3.18m (10' 4'' x 10' 5'') Patio doors overlooking the communal gardens to the rear. Ceiling light point. Central heating radiator.

BATHROOM: Comprising of a two piece suite to include panelled bath with electric shower attachment over and wash hand basin. Ceiling light point. Extractor fan. Central heating radiator.

SEPARATE WC: WC. Wash hand basin. Ceiling light point. Extractor fan. Central heating radiator.

OUTSIDE: The property sits on this 'over 55s' purpose built development and enjoys access to communal grounds. To the front, there is a block paved walkway to the property and hardstanding to the left hand side or sitting area and planting area to the left hand corner. To the rear, there is a small slabbed patio area with the rest of the communal area being laid to a shaped lawn with well stocked bushes to either boundary.

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



DIRECTIONS: From our office, proceed in a northerly direction on the A6 Leicester Road and at the traffic island junction with the bypass, continue straight over as signposted for Quorn. At the traffic lights, turn right onto Woodhouse Road and taking the first left onto Warwick Avenue. Follow the road around to the left and then to the right, taking the last left hand turn onto Sutton Close. Proceed into the development and continue straight on into the bottom car park. Proceed on foot to the rear of the development, turning left where Number 44 can be located on the right hand side to the rear development.

TENURE/POSSESSION: The property is leasehold and is managed by L and H Homes. The lease details are a 99 year lease started on the 23 February 1996 leaving 79 years left. The service charge is £157 per calendar month. Any potential purchaser will be required to attend an assessment interview with L&H homes to ensure they can live safely and independently on the scheme. Please be advised no care or assistance is provided by the management company.

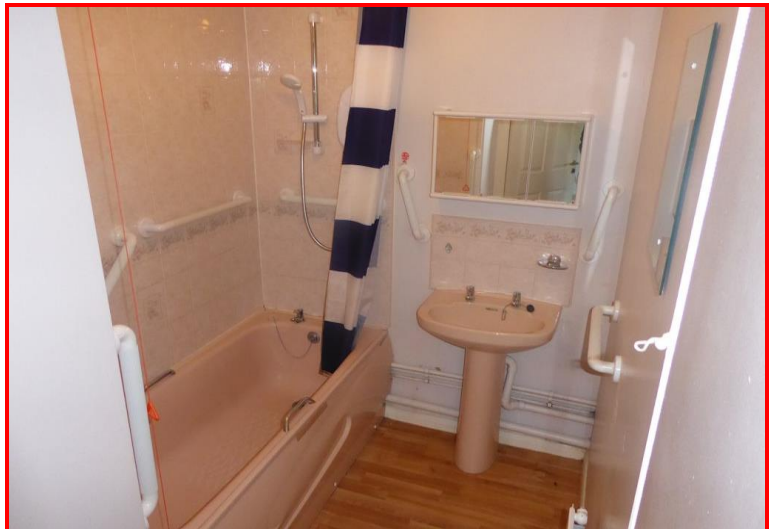
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

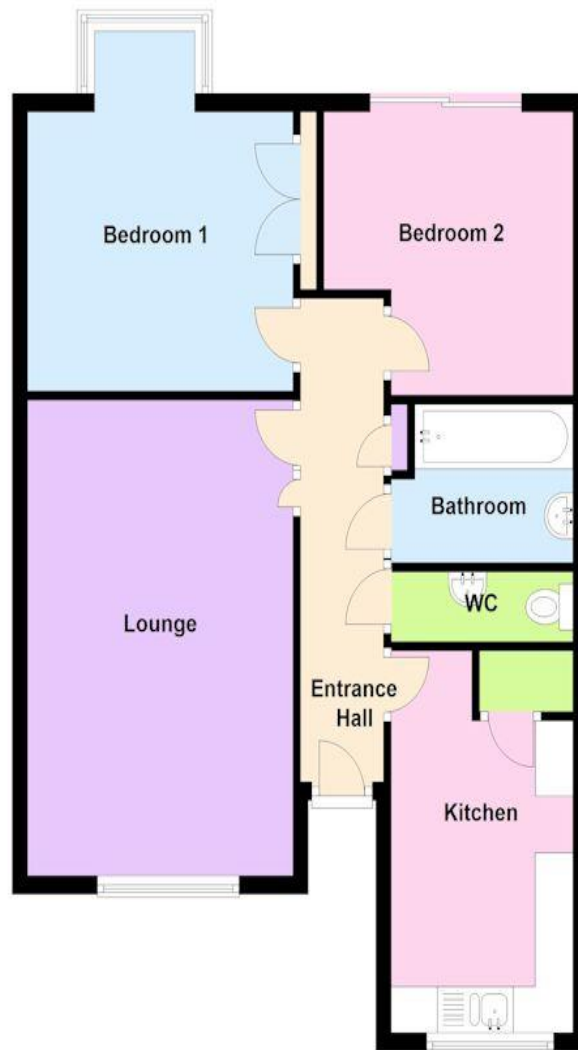
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors 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 08/06/2017. We are members of The Property Ombudsman scheme.



Ground Floor



Energy Performance Certificate HM Government

41, Easton Close, Queen, LOUGHBOROUGH, LE12 3QA Reference number: 0092-6121-4400-1936-3026

Dwelling type: Mid terrace bungalow Type of assessment: RPEAP, existing dwelling

Date of assessment: 25 July 2012 Total floor area: 65 m²

Date of certificate: 25 July 2012

See this document on:

* Contains correct range of properties to see which properties are more energy efficient
 * Don't let your current bills mislead you - make a comparison instead

Estimated energy costs of dwelling for 3 years

Over 3 years you could save	£ 1,872
Over 3 years you could save	£ 453

Estimated energy costs of this home

	Current costs	Potential costs	Potential savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	
Heating	£ 1,385 over 3 years	£ 1,088 over 3 years	£ 297
Hot Water	£ 200 over 3 years	£ 216 over 3 years	£ 16
Taxes	£ 1,872	£ 1,413	£ 459

These figures show how much the average household would spend on this property for heating, lighting and hot water and are based on energy used by individual households. They exclude energy use for running appliances and TVs, computers and routers, and electricity generated by renewable resources.

Energy Efficiency Rating

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 households.

Top actions you can take to save money and make your home more efficient:

Recommended measure	Indicative cost	Potential savings over 3 years	Available with Smart Grid?
1 Floor insulation	£300 - £1,200	£ 180	Yes
2 Heating controls (with new condensing boiler)	£2,200 - £2,500	£ 160	Yes
3 Solar water heating	£4,000 - £6,000	£ 96	Yes

See page 3 for a full list of recommendations for this property.

For more information on the Energy Performance Certificate and how to save money on your bills, visit www.gov.uk/energy-guidance 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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