



DRAFT DETAILS

**78 SWALLOW WALK, HATHERN,
LEICESTERSHIRE LE12 5JF**



PRICE £249,950

❖ **DETACHED**

❖ **TWO BEDROOMS**

❖ **POPULAR VILLAGE OF HATHERN**

Converted and extended from a three bedroom detached bungalow to provide wheelchair use this well positioned bungalow now offers accommodation that includes spacious entrance hall, lounge, breakfast kitchen, two bedrooms and extended family bathroom. Low maintenance gardens to the front and rear with the rear garden enjoying views to the fields and detached garage. The property sits in the end of cul-de-sac within easy reach of the village centre and local commuter routes. The property must be viewed to appreciate the views and this spacious accommodation has to offer. Energy rating D.

THINKING OF SELLING?

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

RING FRECKELTONS on 01509 214564

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH Door to:

ENTRANCE HALL Solid oak flooring. Ceiling light point. Central heating radiator. Double glazed window to the side elevation. Airing cupboard and storage cupboard. Internal doors giving access to:

LOUNGE 5.21m x 3.23m (17' 1" x 10' 7") Patio doors to the rear elevation overlooking the garden. Ceiling light point. Central heating radiator. Wall light point and oak flooring matching that of the entrance hall.

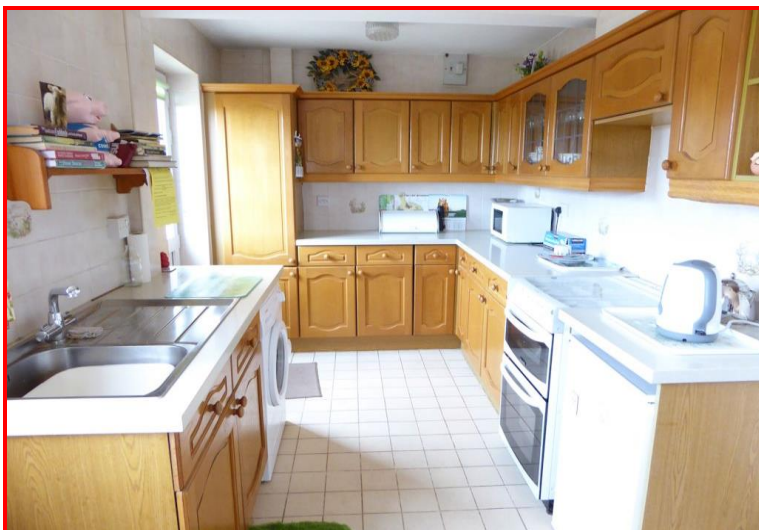
BREAKFAST KITCHEN 5.13m x 2.26m (16' 10" x 7' 5") Comprises of a range of base and eye level units with work surface. Inset sink with side drainer. Space for oven and washing machine. UPVC double glazed window and door to the rear elevation. Ceiling light point and central heating radiator.

BEDROOM 1 3.38m x 3.2m (11' 1" x 10' 6") UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator and oak flooring matching that of the entrance hall.

BEDROOM 2 3.61m x 2.85m (11' 10" x 9' 4") UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Two built in double wardrobes and oak flooring matching that of the entrance hall.

BATHROOM 3.38m x 1.8m (11' 1" x 5' 11") Comprises of a three piece suite to include a panelled bath, W.C. and wash hand basin. Full height tiling to all walls and floor. Obscure UPVC double glazed window to the side elevation. Ceiling light point.

OUTSIDE To the front there is a block paved driveway which passes low maintenance stoned area with intermittent planted bushes. The driveway leads to the UPVC double glazed front door which accesses the entrance porch. To the side of the bungalow there are two sets of gates, the first set leads to the detached garage which has up and over door, power and lighting 5.49m x 3.28m (18' 0" x 10' 9"). The rear garden is of low maintenance with slabbed patio to the rear and walkway leading round a central stoned area with intermittent planting shrubs and potential seating area. To the right hand side there is a further patio area with planting borders to the rear. The garden is enclosed by brick walling with section left open to wrought iron fencing making most of the views over the fields to the rear.



DIRECTIONS From Loughborough proceed in a northerly direction on the A6 Leicester Road and after passing the traffic island junction with Warwick Way continue along into the village of Hathern. Shortly after entering the village take the second right hand turn into Wide Street then continue to the T junction and turn right on to Swallow Walk and follow the road round where number 78 can be located on the left hand side identified by our For Sale board.

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

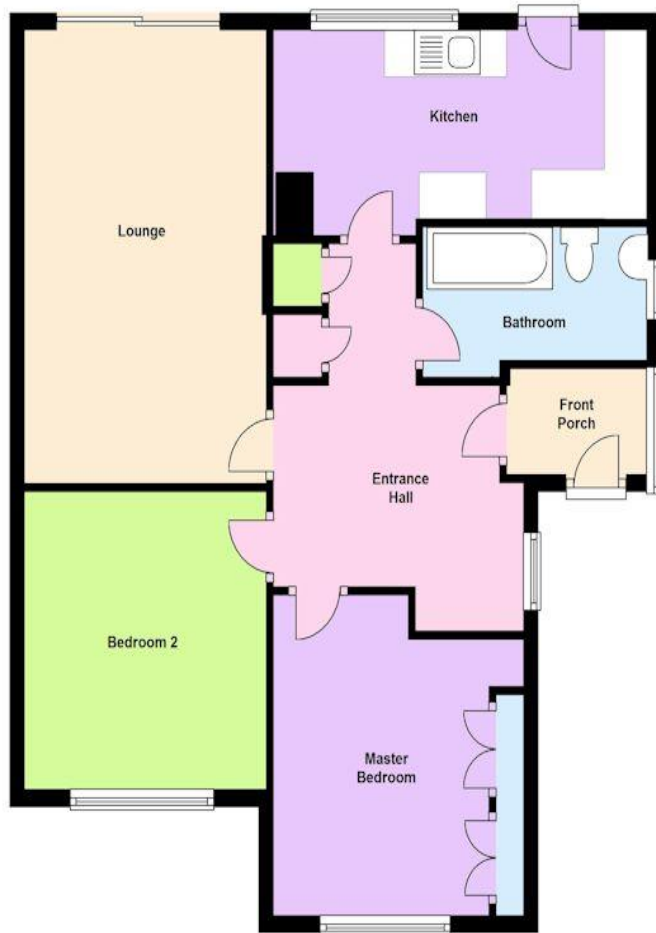
PURCHASE PROCEDURE Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

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.

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.





Energy Performance Certificate

75, Beestow Walk, Hatfield, LOUGHBOROUGH, LE12 5JF

Dwelling type: Detached bungalow Reference number: E345-7924-3940-9427-8908
 Date of assessment: 03 April 2015 Type of assessment: RDSAP existing dwelling
 Date of certificate: 03 April 2015 Total floor area: 71 sqm

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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,811

Over 3 years you could save: £ 687

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 185 over 3 years	£ 141 over 3 years	You could save £ 687 over 3 years
Heating	£ 2,019 over 3 years	£ 1,482 over 3 years	
Hot Water	£ 2,007 over 3 years	£ 2,007 over 3 years	
Totals	£ 2,811	£ 1,824	

These figures show how much the average household would spend in the property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and coolers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
A		
B		
C	84	92
D		
E		
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 (55).

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	£000 - £1,500	£ 204	Yes
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 248	Yes
3 Low energy lighting for all fixed outlets	£10	£ 39	Yes

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 and lower your greenhouse gas emissions, call 0800 512 234 (texted) national rate. The Green Deal may allow you to make your home warmer and cheaper to run, all up front cost.

Page 1 of 4

