



DRAFT DETAILS

**42 TUCKERS ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2PJ**



PRICE: £164,950

An impressive well-maintained semi-detached property within easy reach of Loughborough's town centre. The property boasts numerous features in the accommodation that includes, lounge with walk-in bay window to the front, fitted dining kitchen with American-style fridge freezer, built-in dishwasher, induction hob and self-cleaning oven. To the first floor, there are two double bedrooms, both with large wardrobes provided and an impressive family bathroom which comprises of a three piece suite to include oval bath with rainfall power shower over, WC, wash hand basin, plentiful storage spaces. To the front, there is hardstanding, a small garage/workshop to the side and garden to the rear, mainly laid to lawn. The property must be seen to appreciate the quality on offer and the well-thought out extras within the property. Energy Rating D.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Three ceiling downlights. Central heating radiator. Door to: -

LOUNGE: 4.7m x 3.45m (15'5" x 11'4") maximum into bay. Walk-in UPVC double-glazed bay window with leaded toplights to the front elevation. Ceiling light point. Central heating radiator. Central heating thermostat. Archway through to: -

KITCHEN/DINER: 4.45m x 2.79m (14'7" x 9'2") Comprises of a range of base and eye level units with roll edge worksurface and matching upstand to cupboard level. Circular inset sink with mixer tap over. Integrated dishwasher. Inductive De Dietrich hob with De Dietrich self-cleaning oven under. Extractor hood over. Large American-style Whirlpool fridge/freezer plumbed in with ice maker and water cooler. Space for washer/dryer. Ceiling downlights and lighting under the cupboards. Dining area has sliding patio door to the rear elevation. Ceiling light point. Central heating radiator. Door to: -

UNDERSTAIRS PANTRY: Fitted storage shelves and drawers. Housing the property's heating control panel with light point and power point.

FIRST FLOOR LANDING: Double-glazed window to the side elevation. Designer cable light fitting. Loft access hatch which is partially boarded and houses the property's central heating gas boiler, hot water cylinder and TV/cable distribution amplifier. Internal doors give access to: -

BEDROOM 1: 3.84m maximum into bay x 3.45m minimum plus wardrobe recess (12'7" x 11'4"). Walk-in UPVC double-glazed bay window to the front elevation. Ceiling light point. Central heating radiator. Spacious triple wardrobe with mirrored front, lights and soft close doors. Soft closer, power and numerous storage devices.

BEDROOM 2: 3.73m x 2.29m (12'3" x 7'6") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Large sliding door wardrobe.

BATHROOM: 2.79m x 1.98m (9'2" x 6'6") Comprises of an impressive three piece suite to include oval bath, which has steps up with an Aqualisa rainfall hidden power shower over with oval curtain rails, WC and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling downlights and wall lights. Heated ladder effect towel rail. Wall-mounted storage cupboards/fitted units. The room is tiled fully floor to ceiling in Italian tiles and has PVC clad ceiling and extractor fan.



OUTSIDE: To the front, there is hardstanding for a vehicle (access over a low curb). The garden is mainly laid to a slate area with shaped walkway leading to the front door. Hedging to the front. To the side, there is a small motorbike garage/workshop 4.9m x 1.5m (16' x 5'1"), which has double doors to both the front and rear giving easy access to the rear garden, power and lighting (please note the garage is suited for motorbikes and small vehicles). To the rear, there is a stoned patio area adjacent to the property with the rest of garden being laid to lawn. To the right hand corner, there is a large plastic shed. The garden is enclosed by panelled fencing with outside light point, power socket and water tap.

DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester Road and take the left hand turn onto Beeches Road. Turn right into Tuckers Road where number 42 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: 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. Details produced on 09/10/2017. We are members of The Property Ombudsman scheme.





Energy Performance Certificate HM Government

42, Tuckers Road, LOUGHBOROUGH, LE11 2PJ

Dwelling type:	Semi-detached house	Reference number:	8404-7927-2320-5047-1996
Date of assessment:	13 March 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	13 March 2014	Total floor area:	65 m ²

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:	£ 1,905
Over 3 years you could save	£ 462

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 123 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 462 over 3 years </div>
Heating	£ 1,257 over 3 years	£ 1,080 over 3 years	
Hot Water	£ 402 over 3 years	£ 240 over 3 years	
Totals	£ 1,905	£ 1,443	

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

	<table border="1" style="border-collapse: collapse; text-align: center;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">86</td> <td style="font-size: 2em;">88</td> </tr> </table>	Current	Potential	86	88	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
Current	Potential					
86	88					

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 Floor Insulation	£800 - £1,200	£ 117	🟢
2 Low energy lighting for all fixed outlets	£45	£ 105	🟢
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 132	🟡

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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