



## DRAFT DETAILS

**21 BROOKSIDE ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 3PQ**



**PRICE: £ 235,000**

Situated on a quiet road within the popular Forest side of town, Freckeltons offer this three-bedroom semi-detached property being sold with no upward chain. The accommodation comprises of a lounge, open-plan dining area and kitchen to the ground floor. To the first floor, there are two double bedrooms, a single bedroom and a family bathroom. Outside, there is a driveway with space for a vehicle to the front of the property. This driveway then leads down to the rear garden that is mainly laid to lawn. Viewing is advised to appreciate the location and the potential the property has to offer. Energy Rating E.

### THINKING OF SELLING?

For a **FREE VALUATION** of your property without obligation  
**RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** Staircase leading to the first floor. Ceiling light point. Double glazed window to the side elevation. Door leading to the kitchen and further door to:

**LOUNGE:** 4.27m x 3.61m (14' 0" x 11' 10") Double glazed window to the front elevation Ceiling light point. Gas fire. Open plan to:

**DINING AREA:** 3.07m x 3.0m (10' 1" x 9' 10") Double glazed window to rear elevation. Ceiling light point. Door to:

**KITCHEN:** 2.34m x 2.72m (7' 8" x 8' 11") Base unit with inset sink and side drainer with work surface either side. Double glazed window to the rear elevation and door to side elevation. Ceiling light point. Built in under-stairs cupboard.

**LANDING:** Double glazed window to the side elevation. Ceiling light point. Loft access hatch. Doors to:

**BEDROOM ONE:** 4.14m x 3.53m (13' 7" x 11' 7") Double glazed window to the front elevation. Ceiling light point. Built in wardrobes and storage cupboard.

**BEDROOM TWO:** 3.1m x 3.02m (10' 2" x 9' 11") Double glazed window to the rear elevation. Ceiling light point.

**BEDROOM THREE:** 2.26m x 2.26m (7' 5" x 7' 5") Double glazed window to the rear elevation. Ceiling light point.

**FAMILY BATHROOM:** Comprising of a three piece suite to include bath with shower over, a W/C and wash hand basin. Double glazed window to side elevation. Ceiling light point.

**OUTSIDE:** There is a lawned area to the front with driveway to the side. To the rear there is a good size garden that is mainly laid to lawn.



**COUNCIL TAX BAND:** Band C. Charnwood Borough Council.

**SERVICES:** We understand mains Gas, Electric, Water and Drainage 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.

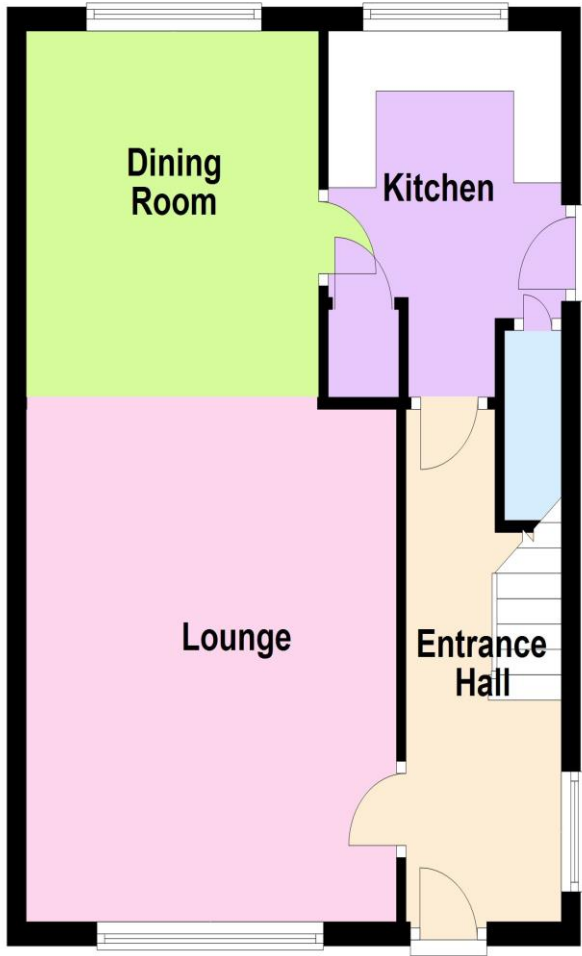
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors 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 17/03/2023 and are for illustrative purposes only. We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor

