



**315 NEW ASHBY ROAD, LOUGHBOROUGH,
LEICESTERSHIRE LE11 4ET**



PRICE: £169,950

A deceptively spacious four bedroom property set within easy access to Loughborough's University, local commuter routes and the town centre. The property offers accommodation that includes a driveway and garden to the front, entrance hall with downstairs W.C, lounge with double doors leading through to the dining room which internally leads through to the fitted kitchen with a range of units as well as a built-in cupboard. To the first floor, a spacious landing with two-built in storage cupboard housing the central heating boiler. There are four good sized bedrooms and a separate family bathroom. To the rear, there is a patio and lawn area as well brick-built outhouse. The property offers general space for those looking to the Buy To Let market or those looking to get a property for their first purchase. Energy rating of C.

THINKING OF SELLING?

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RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Window to the side elevation. Internal doors lead through to:-

DOWNSTAIRS W.C: W.C. Radiator. Window to the side elevation.

LOUNGE: 4.19m x 3.63m (13' 9" x 11' 11") Window to the front elevation, Ceiling light point. Central heating radiator. Laminated flooring. Double doors through to:-

DINING ROOM: 3.0m x 2.54m (9' 10" x 8' 4") Window to the rear elevation. Ceiling light point. Central heating radiator. Laminated effect timber flooring.

KITCHEN: 3.23m x 3.0m (10' 7" x 9' 10") Comprises of a range of base and eye level units with work surface. Inset sink and side drainer. Space for oven. Window to the rear elevation and door to the side. Ceiling strip light. Central heating radiator. Towel flooring. Built-in cupboard under the stair recess.

LANDING: Ceiling light point. Window to the rear elevation. Two built-in cupboards off landing. Internal doors giving access to:-

BEDROOM ONE: 3.4m x 3.15m (11' 2" x 10' 4") Window to the front elevation. Ceiling light point. Central heating radiator. Built-in wardrobe.

BEDROOM TWO: 3.68m x 2.77m (12' 1" x 9' 1") Dual aspect window to both front and rear. Ceiling light point. Central heating radiator.

BEDROOM THREE: 3.61m x 3.02m (11' 10" x 9' 11") Window to the rear elevation.

BEDROOM FOUR: 3.15m x 2.34m (9' 16" x 7' 8") UPVC double-glazed window. Ceiling light point. Central heating radiator.

FAMILY BATHROOM: Comprises of a three piece suite to include a panel bath, W.C and wash hand basin. Window to the rear elevation. Ceiling light point. Central heating radiator.

OUTSIDE: To the front there is a driveway to the left hand side which leads to the property's front door and to the right there is a small garden area. Down the side leads to a brick outhouse which leads down to the rear garden which is mainly laid to lawn with patio to the rear with a variety of mature shrubs and bushes inset.



DIRECTION NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, turn right onto Southfields Road. Follow the road around to the right and to left onto Forest Road, take the fourth exit onto Epinal Way. Continue along Epinal Way, after the traffic island junction taking the first exit onto the A152 Ashby Road. Continue on Ashby Road, till the traffic island junction within Sharpley Road and turn right onto Sharpley Road and an immediate right again onto New Ashby Road. Follow the road around for some distance where number 315 can be located on the left hand side.

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.

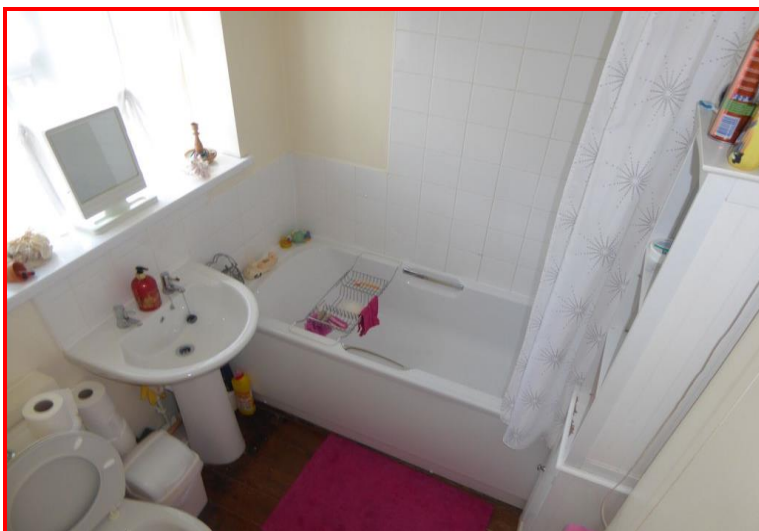
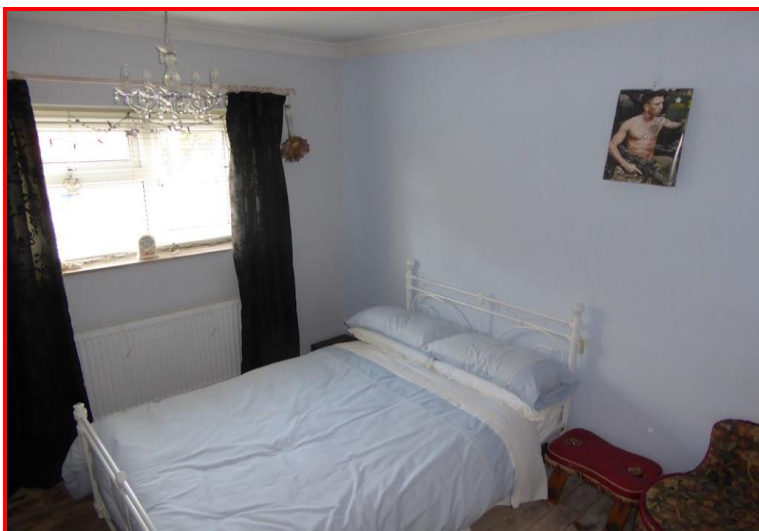
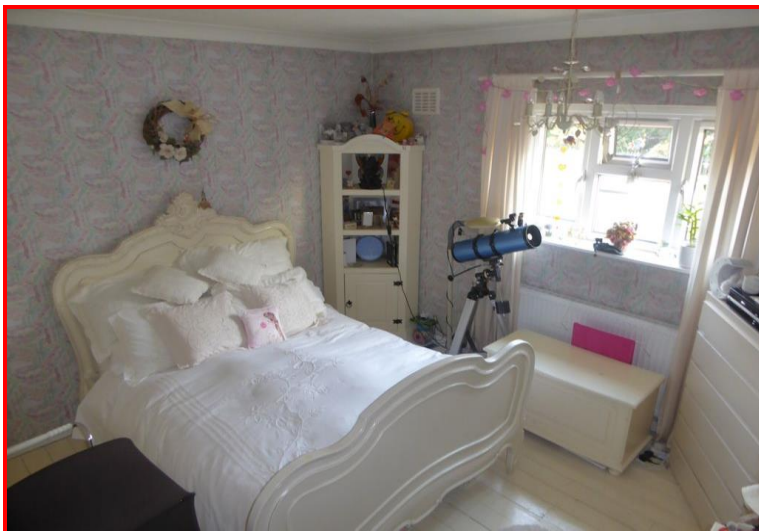
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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. Details produced on the 14/11/2018. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate

315, New Ashby Road, LOUGHBOROUGH, LE11 4ET

Dwelling type: Mid terrace house Reference number: 0935-2959-7945-8425-8025
 Date of assessment: 21 April 2015 Type of assessment: R6540 existing dwelling
 Date of certificate: 21 April 2015 Total floor area: 85 m²

Use this document for:
 * 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:	£ 2,331
Over 2 years you could save:	£ 435

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 177 over 3 years	
Heating	£ 1,058 over 3 years	£ 1,458 over 3 years	
Hot Water	£ 973 over 3 years	£ 231 over 3 years	
Totals	£ 2,331	£ 1,866	You could save £ 435 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years 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

Energy Efficiency Rating	Current	Potential
95-100	A	A
81-94	B	B
69-80	C	C
55-68	D	D
49-54	E	E
45-48	F	F
39-44	G	G
35-38	H	H
29-34	I	I
25-28	J	J
21-24	K	K
19-20	L	L
15-18	M	M
13-14	N	N
11-12	O	O
9-10	P	P
7-8	Q	Q
5-6	R	R
3-4	S	S
1-2	T	T

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). 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
1. Increase loft insulation to 275 mm	£ 100 - £ 350	£ 114
2. Floor insulation (solid floor)	£ 4,000 - £ 8,000	£ 114
3. Low energy lighting for all fixed sockets	£ 60	£ 111

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-graph-calculator or call 0300 123 1234 (standard national rate). The Green Deal may also help you make your home warmer and cheaper to run.

Page 1 of 4