



## **DRAFT DETAILS**

**11 ASHDOWN CLOSE, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 4TQ**



**PRICE: £199,950**

Situated at the end of the cul-de-sac in the popular location of Thorpe Acre, this three bedroom semi-detached property has not been on the market since it was built in approximately 1969. The generous corner plot offers scope for extension subject to relevant permissions while still leaving gardens to be enjoyed. The property offers an entrance porch which leads to an entrance hall with downstairs w.c off, lounge with archway through to the dining room which overlooks the garden, fitted kitchen with boiler cupboard off. To the first floor, there are two main bedrooms both with built-in wardrobes, a third bedroom and a refitted shower room completes the upstairs accommodation. To the outside, there is a shaped lawn to the front with driveway leading to detached garage. The rest for the garden is mainly laid to the side which wraps around to the rear with mature plants and bushes inset throughout. Patio area to the rear of the garage which enjoys sunny aspects. Energy of D.

### **THINKING OF SELLING?**

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**Residential Sales**

## ACCOMMODATION:

**ENTRANCE PORCH:** Glazed door leading to:-

**ENTRANCE HALL:** Staircase rising off to first floor accommodation. Ceiling light point. Central heating radiator. Obscure ceiling glazed port window to the right hand side. Under stairs cupboard and doors to:-

**DOWNSTAIRS W.C:** Comprises of a two piece suite to include a W.C and wall mounted wash hand basin. Ceiling light point. Central heating radiator.

**LOUNGE:** 4.78m x 3.3m (15' 8" x 10' 10") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Stone fireplace with TV and DVD space. Open arch way leads into:-

**DINING ROOM:** 2.92m x 2.64m (9' 7" x 8' 8") UPVC double-glazed patio doors to the rear with matching side lights. Ceiling light point. Central heating radiator.

**KITCHEN:** 3.61m x 2.64m (11' 10" x 8' 8") Which comprises of a range of base and eye level units with roll edge work-surface, inset sink and side drainer space for fridge or freezer, washing machine and gas oven. UPVC double-glazed window to the rear elevation and double-glazed doors to the side. Ceiling light point. Central heating radiator and doors to the cupboard housing the property's central heating boiler.

**FIRST FLOOR LANDING:** UPVC double-glazed window to the side elevation. Ceiling light point. Loft access hatch and cupboard housing lagged immersion cylinder and providing useful storage spaces. Internal doors give access to:-

**BEDROOM 1:** 3.0m x 3.4m (9' 10" x 11' 2") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Two built-in double wardrobes and two further single wardrobes either side of bed recess.

**BEDROOM 2:** 2.92m x 2.69m (9' 7" x 8' 10") UPVC double-glazed window to rear elevation. Ceiling light point. Central heating radiator. Two built-in double wardrobes with sliding doors.

**BEDROOM 3:** 2.46m x 2.16m (8' 1" x 7' 1") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

**SHOWER ROOM:** Comprises of a three piece suit to include a shower cubicle, WC and wash hand basin. Obscure UPVC double-glazed window to rear elevation. Ceiling light point and central heating radiator.

**OUTSIDE:** The property sits on a generous corner plot with mature gardens. To the front, there is a shaped lawn with planting borders with slabbed driveway leading to the property's detached single garage which has an up and over door personal access door to the side and power and lighting. Metal gate to the side of the property where there is a walkway leading to the side door and round to the rear. To the right hand side, there are mature gardens which has two walkways and to the left hand side, there is a variety of mature shrubs and bushes. To the immediate rear of the property there is a shaped lawn with well stocked planting borders to the side and rear. To the rear of the garage there is a large patio area and timber store. The property is enclosed by panel fencing and outside water tap and security light.





**DIRECTION NOTE:** From our office proceed on a southerly direction on the A6 Leicester Road, at the traffic lights leading to Southfield Road turn right. Continue on Southfield Road following around to the right and to the left along Forest Road at the traffic island junction at Epinal Way take the fourth exit. Continue along Epinal Way over the next two traffic island junctions and after taking the eventual left hand turn of the third traffic island junction onto Sandringham Drive. Continue on Sandringham Drive which turns into Buckingham Drive as this turns around to the right, Ashdown Close is on the first right turn into Ashdown Close follow the road around onto the right where number 11 is at the bottom of the cul-de-sac.

**NOTICE TO PURSHASER:** Under the Estate Agency Act 1979, please be aware that the Vendor at this property is a connected party.

**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.

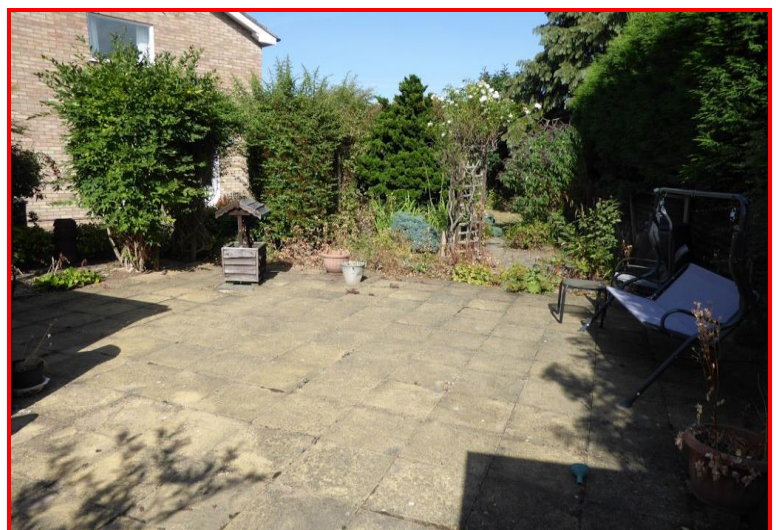
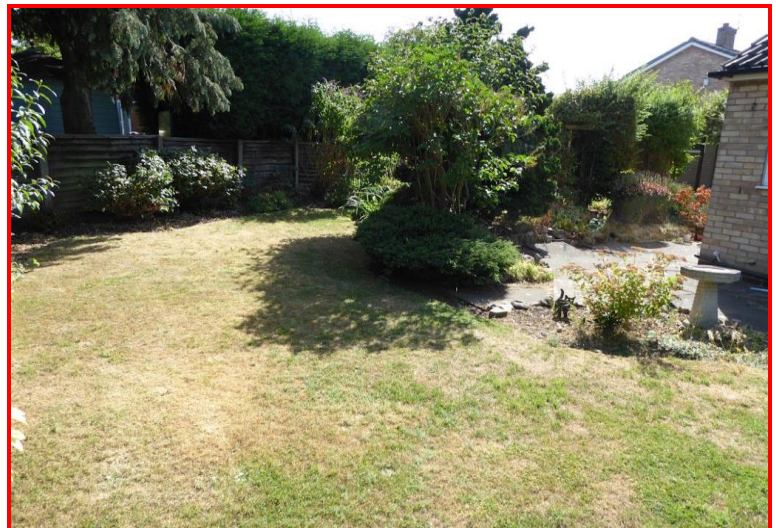
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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.

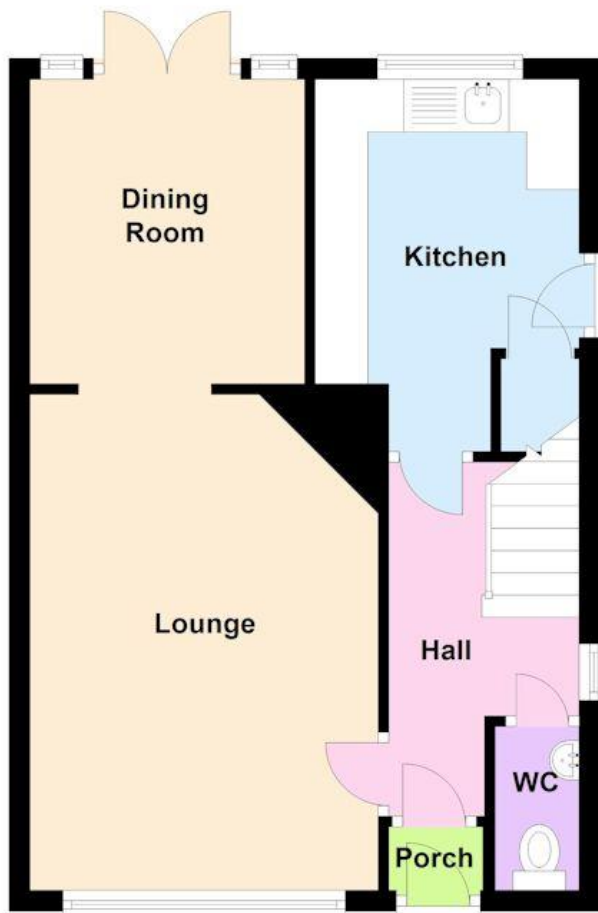
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors 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 the 7/08/18. We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor

