



**112 BRADDON ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 5YZ**



**PRICE: £235,000**

A good sized detached bungalow set within easy reach of bus stop, doctors, dentist and local super market. The property offers flexible accommodation that currently comprises of an entrance hall, lounge, kitchen, three bedrooms (third bedroom currently been used as a dining room), conservatory, three piece shower room and attached garage. Outside there is plenty of parking to the front and good size garden to the rear. The property must be viewed to appreciate the flexible and size of the accommodation the property has on offer. Energy rating of C.

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**Residential Sales**

## ACCOMMODATION:

**ENTRANCE PORCH:** Which via timber door leads to:-

**ENTRANCE HALL:** Ceiling light point. Central heating radiator. Built-in storage cupboard and door through to:-

**LOUNGE:** 4.52m x 3.38m (14' 10'' x 11' 1'') UPVC double-glazed window to the front elevation. Ceiling light point. Fire place with stone effect frontage with timber mantel and areas for T.V. Internal door leading to:-

**LOBBY:** Which has cupboard housing the central heating boiler. Loft access hatch. Ceiling light point. Internal doors through to:-

**KITCHEN:** 3.84m x 2.54m (12' 7'' x 8' 4'') Comprises of a range of base eye level units with inset stainless sink and side drainer with integrated oven, separate hob and extractor hood over. UPVC double-glazed window and door the side elevation. Ceiling strip light . Ceiling light point. Central heating radiator.

**BEDROOM ONE:** 3.35m x 3.35m (11' 0'' x 11' 0'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built-in bedroom furniture.

**BEDROOM TWO:** 2.67m x 2.11m (8' 9'' x 6' 11'') UPVC double-glazed window to the side elevation. Ceiling light point. Built-in wardrobe.

**BEDROOM THREE/DINING ROOM:** 3.45m x 2.69m (11' 4'' x 8' 10'') (Currently used as a dining room) Side patio doors to the rear elevation. Ceiling light point. Central heating radiator. Patio door leads through to:-

**CONSERVATORY:** 4.88m x 2.36m (16' 0'' x 7' 9'') PVC frame and plastic roof. Door through to the **GARAGE**

**FAMILY BATHROOM:** Comprises of a three piece suite to include shower, W.C. and wash hand basin. UPVC double-glazed window to the rear. Two ceiling light points. Central heating radiator.

**OUTSIDE:** To the front, there is a large block paved driveway providing off road parking for numerous vehicles with a shape lawn to the right hand side and planting borders. Driveway leads down the side of the house through timber security gate to the properties **GARAGE** which is 6.6m x 3.4m (21'7'' x 11'') which has light point and power point up on the door. To the side of the garage a walkway leads round to the rear garden. There is a small walkway and sloping ramp leading to the garden which has well stocked planting borders to the left and to the centre with shape lawn forming the remain of the garden. There is space for a summer house to the right and space for a greenhouse to the left. The garden is enclosed by panel fencing.

**DIRECTION NOTE:** From our office, proceed in a northerly direction on the A6 Leicester Road. Whilst passing through the town centre, continue for some distance until reaching the traffic island junction with Warwick Way. Take the first exit onto Warwick Way. Proceeding along, taking the first left hand turn onto Braddon Road, where Number 122 can be located on the left hand side.



**SERVICES:** 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.

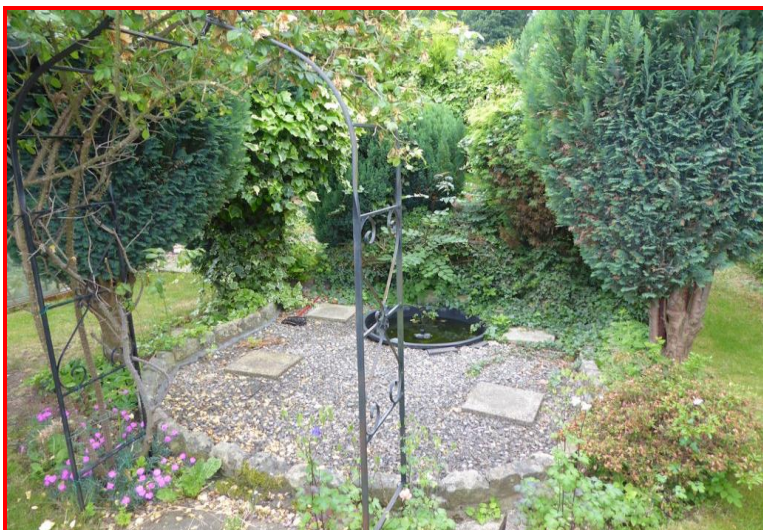
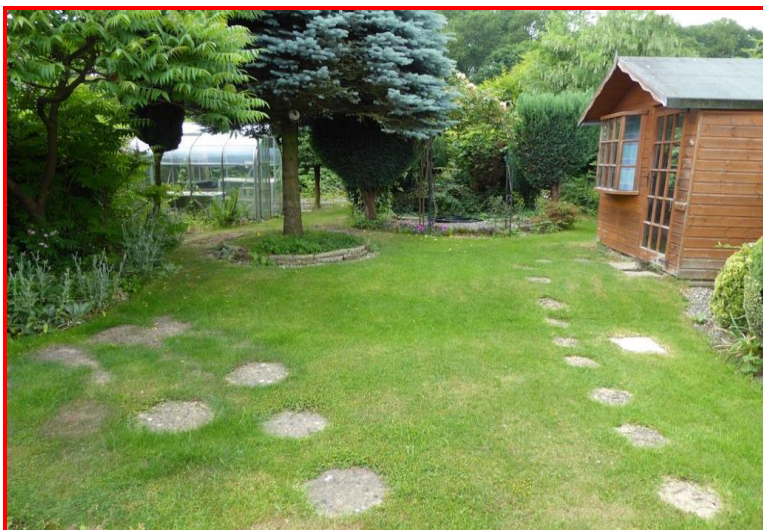
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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 13/06/18. We are members of The Property Ombudsman scheme.



### Ground Floor



**Energy Performance Certificate** HM Government

112, Braddon Road, LOUGHBOROUGH, LE11 5YZ

Dwelling type: Detached bungalow      Reference number: 0300-2663-7153-9168-3075  
 Date of assessment: 17 May 2018      Type of assessment: RUSMAP existing dwelling  
 Date of certificate: 17 May 2018      Total floor area: 70 m<sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>		<b>£ 1,956</b>
<b>Over 3 years you could save:</b>		<b>£ 318</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 150 over 3 years	
Heating	£ 1,446 over 3 years	£ 1,302 over 3 years	
Hot Water	£ 270 over 3 years	£ 186 over 3 years	
<b>Totals</b>	<b>£ 1,956</b>	<b>£ 1,638</b>	<b>You could save £ 318 over 3 years</b>

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**

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 60).

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 159
2 Low energy lighting for all fixed outlets	£30	£ 76
3 Solar water heating	£4,000 - £6,000	£ 67

See page 3 for a full list of recommendations for this property.

For more information about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://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.

