



DRAFT DETAILS

**131 BRADDON ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 5YU**



PRICE: £174,950

Situated on this popular residential street, this two bedroom semi-detached bungalow is available to purchase. The bungalow, which benefits from having easy access to local commuter routes into Loughborough's town centre, comprises of a Lounge/Diner, Kitchen, Walk-in Shower Room, two Double Bedrooms and a Conservatory. There are front and rear gardens which are both mainly laid to lawn and there is also a driveway which leads up to a garage. The property also benefits from having fully owned Solar Panels and a Heat Pump improving the energy efficiency. The location gives easy access to East Midlands Airport and Kegworth via the A6. Viewing is advised to appreciate the accommodation on offer. Energy Rate A.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

ENTRANCE PORCH: 2.5m x 1.0m (8'2" x 3'3") UPVC double glazed door and windows to front and side elevation. Plumbing for washing machine. Door through to:

LOUNGE/DINING ROOM: 5.61m minimising to 3.59m x 3.3m minimising to 2.41m (18' 5" minimising to 11'8" x 10' 10" minimising to 7'11") UPVC double glazed window to front elevation. Two ceiling strip lights. Central heating radiators. Doors through to:

KITCHEN: 2.67m x 2.39m (8' 9" x 7' 10") Comprising of a range of base and eye level units with roll-edge work-surface and inset one and a half bowl sink and side drainer. Space and plumbing for under counter dishwasher and free standing fridge and oven and hob with extractor fan over. UPVC double glazed window to front and side elevations. Ceiling light point.

HALLWAY: UPVC double glazed door to side elevation. Ceiling light point. Central heating radiator. Loft access hatch. Doors through to:

BEDROOM 1: 2.85m plus wardrobe recess x 2.72m (9' 4" plus wardrobe recess x 8' 11") UPVC double glazed door to rear elevation that leads into the conservatory. Ceiling light point. Central heating radiator. Built in wardrobes.

CONSERVATORY: 4.52m x 2.49m (14' 10" x 8' 2") UPVC double glazed sliding patio door and windows to rear and side elevations. Two wall strip lights.

BEDROOM 2: 2.87m x 2.39m (9' 5" x 7' 10") UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator.

SHOWER ROOM: 2.36m x 1.65m (7' 9" x 5' 5") Comprising of a walk in shower, W.C and wash hand basin. Obscure UPVC double glazed window to the side elevation. Ceiling spot light. Central heating radiator. Cupboard housing the property's hot water cylinder.

OUTSIDE: To the front there is a small garden which is mainly laid to lawn. There is a pathway which leads to the entrance porch and then carries on to lead to the rear of the property. At the rear it is mainly laid to lawn with some planted shrubs. There is a gate which leads to the driveway and garage.



DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, turn right onto Southfield Road. Follow the road round to the right then to the left onto Forest Road and at the traffic island junction for Epinal Way, take the third exit onto Epinal Way. Proceed over to the next two traffic island junctions. At the third one with Warwick Way, take the third exit onto Warwick Way and then the first left onto Braddon Road. Follow the road up and around to the right where number 131 can be located on the right hand side.

SERVICES: We understand mains Electricity, Gas, Water and Drainage services are connected to the property. The heating is powered by a heat pump located at the side of 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 4th August 2021. We are members of The Property Ombudsman scheme.



Ground Floor

