



## **DRAFT DETAILS**

**28 BURFIELD AVENUE, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 3AZ**



**PRICE: £284,950**

Set within walking distance of Loughborough's town centre. This two bedroom detached bungalow, offers flexible accommodation to include an entrance hall with W.C and storage cupboard off, lounge, dining room/bedroom three, kitchen, lobby leading to the sleeping area where there are two double bedrooms and a spacious shower room, conservatory off lobby looking out to the garden. Outside, there is a shaped lawn to the front and side elevation, which leads round to the rear garden which is being laid to a hard standing patio area. There is a driveway to the immediate rear of the property which leads to the detached double garage. Energy rate D.

### **THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** Ceiling light point. Central heating radiator. Plate rail. Internal doors leading to a useful storage cupboard and further internal doors leading to:-

**W.C:** Wash hand basin and W.C. UPVC double-glazed window to the front and side elevation. Ceiling light point.

**LOUNGE:** 4.0m x 3.4m (13'0" x 11'3") Walk-in bay window to the side elevation. Ceiling light point. Two wall light points. Central heating radiator. Electric fire.

**DINING ROOM/BEDROOM THREE:** 3.6m x 3.3m (11'11" x 10' 11") UPVC double-glazed window to the front and side elevation. Ceiling light point. Wall light point. Central heating radiator. Electric fire and a hatch way through to the kitchen.

**KITCHEN:** 3.2 x 2.7m (10'4" x 8' 10") Comprises of a range of base and eye level units with roll edge work surface. Inset sink with side drainer. Hob with extractor hood over and separate double oven. Ceiling light point. UPVC double-glazed window and door to the side elevation and useful storage cupboard.

**LOBBY:** UPVC double-glazed windows to the side elevation. Ceiling light point. Loft access hatch. Door leading to the conservatory and further door leading into:-

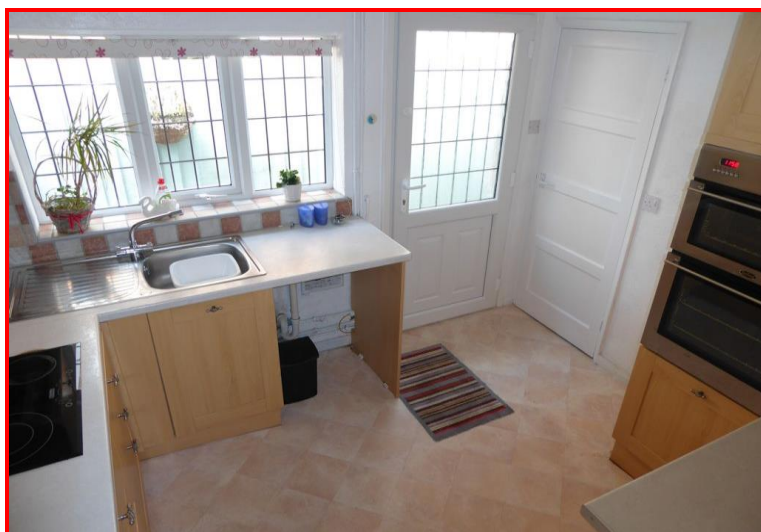
**SHOWER ROOM:** Comprises of a walk-in shower cubicle. W.C and wash hand basin. UPVC double-glazed window to the rear elevation. Two ceiling light point. Heated ladder effect towel rail.

**BEDROOM TWO:** 3.5m x 2.7m (11'5" x 8' 11") UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Built-in furniture to include double and single wardrobe as well as four draw chest.

**BEDROOM ONE:** 4.83m x 2.77m (1'8" x 2'8") UPVC double-glazed windows to the rear and side elevation. Ceiling light point. Central heating radiator. Built-in wardrobe.

**CONSERVATORY:** Brick base and PVC frame. Double doors opening onto the side garden.

**OUTSIDE:** There are two gates at the front of the property, one leads directly to the front door and the second to the rear door through an iron gate. The rear door off the kitchen has a walk way which leads past the conservatory to the rear garden which is laid to a hard standing slab area with wooden fencing and iron gate, this leads through to a parking area for 2/3 vehicles. The double garage has a pitched roof, electric roller doors and a side door.



**DIRECTION NOTE:** From our office, proceed in a southerly direction on the A6 Leicester Road and at the first set of traffic lights, take the right hand turn onto Southfields Road. Continue along following the road around to the right as signposted for the town centre. At the next set of traffic lights, turn left onto Browns Lane. Shortly after passing the Leisure Centre on the left, take the second left hand turn and continue onto the T junction with William Street, turning left. Continue along William Street for a short distance, taking the first left hand turn onto Burfield Avenue where Number 28 can be located towards the end of the road on the left hand side.

**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.

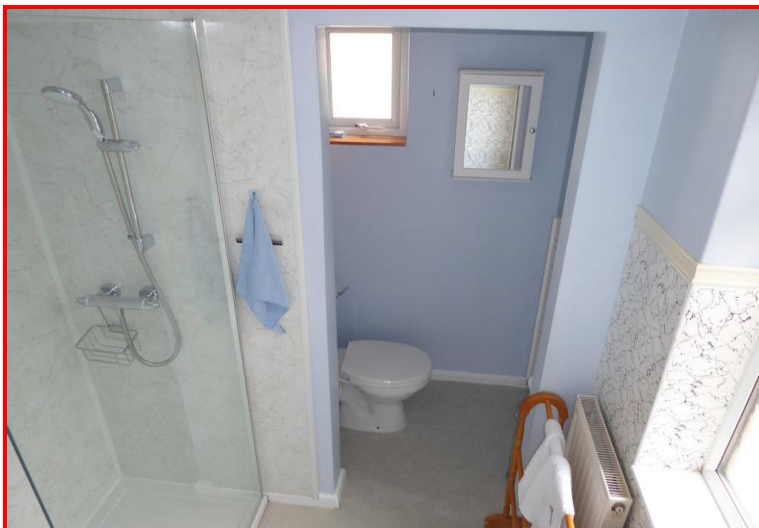
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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 19/06/2019. We are members of The Property Ombudsman scheme.



## Ground Floor



### Energy Performance Certificate

28, Surfside Avenue, Loughborough, LE11 3AJ

Dwelling type: Detached bungalow  
Date of assessment: 15 June 2014  
Date of certificate: 19 June 2014

Reference number: 0958 2850 8765 8354 1885  
Type of assessment: RDSAP existing dwelling  
Total floor area: 88 m<sup>2</sup>

Use this document to:

- Compare current energy of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

**Estimated energy costs of dwelling for 3 years:** **£ 2,826**

**Over 3 years you could save:** **£ 628**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 278 over 3 years	£ 174 over 3 years	<div> <div></div> <div>You could save £ 628 over 3 years</div> </div>
Heating	£ 2,250 over 3 years	£ 1,911 over 3 years	
Hot Water	£ 298 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 2,826</b>	<b>£ 2,168</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**

	Current	Potential
	D	B

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 69). 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 advice you can take to save money and make your home more efficient:**

Recommended measures	Indicative costs	Typical savings over 3 years
1. Floor insulation	£500 - £1,200	£ 250
2. Low energy lighting for all fixed outlets	£30	£ 87
3. Solar water heating	£4,000 - £8,000	£ 81

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

To search advice on what measures you can take to reduce your energy bills, visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk) or call Freephone 0800 404000. The Green Deal may enable you to make your home warmer and cheaper to run.