



**1 CHICHESTER CLOSE, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 3SL**



**PRICE: £204,950**

A chalet style semi- detached property set on this popular road on the forest side of town. With accommodation to include lounge, dining room/fourth bedroom, fitted kitchen and downstairs bathroom. To the first floor, there are three good-sized bedrooms including master with en-suite shower room and the other two bedrooms with built-in cupboards. To the front there is a driveway and lawn with garaging and lawn to the rear. The property has easy access to local commuter routes, schooling and open country side. This property is ideally suited for a young and growing family and is within easy walking distance of an outstanding primary school. Energy rating of E.

**THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

**ENRANCE HALL:** Staircase rising off to the first floor accommodation. Ceiling light point. Large walk in storage cupboard and internal doors leading to:-

**LOUNGE:** 4.88m x 3.63m (16' 0'' x 11' 11'') UPVC double-glazed window to the front elevation. Two ceiling light points. Two central heating radiators and gas fire.

**DINING ROOM/BEDROOM FOUR:** 3.66m x 3.33m (12' 0'' x 10' 11'') Glazed window and door to the rear elevation. Ceiling light point and central heating radiator.

**KITCHEN:** 3.79m x 2.39m (12' 5'' x 7' 10'') Comprises of base and eye level units with roll edge work surface. Inset sink with side drainer. Oven and hob. Space for washing machine, dishwasher and fridge. UPVC double-glazed window to the front and side elevation. Ceiling strip light. Central heating radiator and housing the property's central heating boiler.

**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.

**FIRST FLOOR LANDING:** Ceiling light point. Internal doors leading into:-

**BEDROOM ONE:** 4.34m x 2.39m (14' 3'' x 7' 10'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Internal door leading into:-

**EN-SUITE SHOWER ROOM:** Comprises of a three piece suite to include shower cubicle, W.C and wash hand basin. Obscure UPVC double-glazed window to the rear elevating. Ceiling light point. Extractor fan and central heating radiator.

**BEDROOM TWO:** 3.4m x 3.4m (11' 2'' x 11' 2'') UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Built-in airing cupboard.

**BEDROOM THREE:** 4.27m x 2.16m (14' 0'' x 7' 1'') UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Built-in wardrobe. Access door to under-eaves storage.

**OUTSIDE:** To the front, there is a driveway to the right hand side passing lawn to the left. This leads down to the side of the property with step leading to UPVC double-glazed door. To the rear, there is a garage and green house and the rest of the garden is matured and well maintained and is being laid to a shaped lawn and planting borders.



**DIRECTION NOTE:** From our office, proceed in a southerly direction on the A6 Leicester Road and at the first set of traffic lights, turn right onto Southfield Road. Follow the road around to the right and to the left of Forest Road, continue over the traffic island junction with Epinal Way and along Forest Road. Shortly after Forest Road turns into Nanpantan Road turn right onto Thirlmere Drive and the first left onto Leconfield Road where Chichester Close is the second right hand turn where number 1 is the first property on the right 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 21/08/2018. We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor



### Energy Performance Certificate



1, Chichester Close, LOUGHBOROUGH, LE11 3SL  
 Dwelling type: Semi-detached house Reference number: 2558-9017-7236-5566-9930  
 Date of assessment: 25 August 2018 Type of assessment: RdSAP: existing dwelling  
 Date of certificate: 26 August 2018 Total floor area: 98 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

Estimated energy costs of dwelling for 3 years: **£ 4,233**

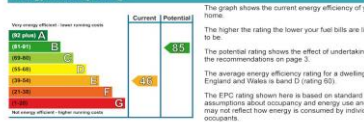
Over 3 years you could save: **£ 2,325**

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 3,208 over 3 years	£ 1,467 over 3 years	You could save £ 2,325 over 3 years
Hot Water	£ 810 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 4,233</b>	<b>£ 1,908</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



#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Rafters or roof insulation	£1,500 - £2,700	£ 1,191
2. Floor insulation (suspended floor)	£800 - £1,200	£ 237
3. Increase hot water cylinder insulation	£15 - £30	£ 75

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-guidance](http://www.gov.uk/energy-guidance) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.