



**3 CHURCH STREET, BELTON,
LEICESTERSHIRE LE12 9UG**



PRICE: £ 349,950

Situated in the quiet village of Belton, this four bedroom detached property offers a generous space for a growing family along with a good size garden to the rear. The accommodation itself comprises of an entrance porch which leads to the dining room built-in cupboard, which has raised lounge off and door through to the breakfast kitchen which has a range of units and is an ideal entertainment space. To the first floor, there are four bedrooms and four piece bathroom suite. Off road parking to the front along with garage and generous garden to the rear. The property sits facing the village church and has easy access to the M1 and to the main cities surrounding as well as East Midlands Airport. Energy Rating of F.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH: Sliding door to the front. UPVC double glazed door leading through into:-

DINING AREA: 3.18m x 3.58m (10' 5" x 11' 9") Three wall light points. Central heating radiator. UPVC double glazed door overlooking the rear. Door leading to:-

Storage cupboard further door leading through to:-

LOBBY: Open plan which steps up to the:-

LOUNGE: 3.38m x 3.33m (11' 1" x 10' 11") UPVC double glazed windows to the front and rear elevation. Two wall light points. Central heating radiator.

BREAKFAST KITCHEN: 5.39m x 4.83m (17' 8" x 15' 10") Comprises of a range of base and eye level units with roll edge worksurface. Inset 1½ bowl sink with side drainer. Four ring hob with oven with extractor fan over. Two windows to the side and further one to the opposite side and double glazed bow window to the front elevation. Ceiling down lights and door to:-

REAR LOBBY: Stair case rising off to the first floor accommodation and to the landing:-

LANDING: UPVC double glazed windows to the rear elevation. Two wall light points. Further corridor off. Ceiling light points and central heating radiator. Internal doors leading to:-

BEDROOM ONE: 4.01m x 3.05m (13' 2" x 9' 12") UPVC double glazed windows to the front elevation. Ceiling light points. Central heating radiator

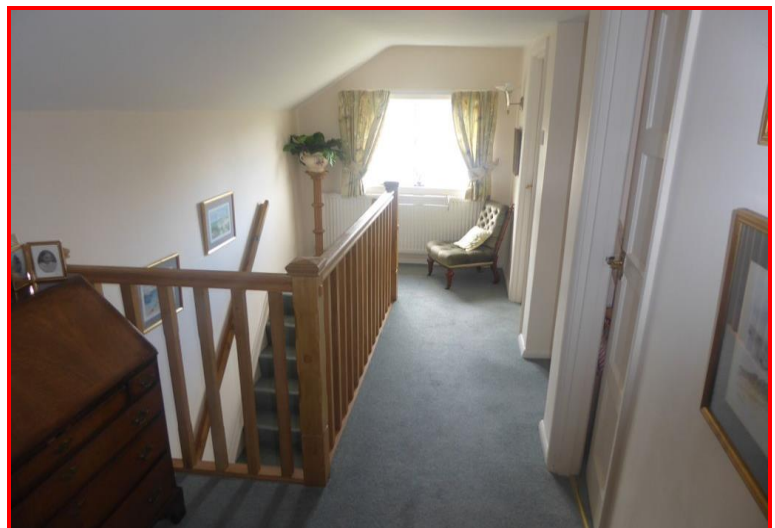
BEDROOM TWO: 3.3m x 3.07m (10' 10" x 10' 1") Windows to the front and rear elevation. Ceiling light points. Central heating radiator.

BEDROOM THREE: 3.86m x 2.18m (12' 8" x 7' 2") window to the front elevation. Ceiling light point. Central heating radiator

BEDROOM FOUR: 2.64m x 2.18m (8' 8" x 7' 2") Window to the side elevation. Ceiling light point. Central heating radiator.

FAMILY BATHROOM: Comprises of a four piece suite to include bath, shower cubicle, W.C and wash hand basin. UPVC double glazed window to the rear elevation. Ceiling light point. Extractor fan. Heated ladder effect towel rail.

OUTSIDE: To the front, there is block paved driveway providing off road parking. This leads to an attached garage which has an electric up and over door 6.4m x 3.0m (21' 0" x 9' 10") Personal access door to the rear housing the Worcester Bosch central heating boiler.



REAR GARDEN: The rear is mainly laid to lawn with intermittent planting borders and pond.

DIRECTION NOTE: From our offices, proceed in a southerly direction on the A6/Leicester Road. At the traffic lights take the first right hand turn onto Southfield Road. Follow the road around to the right, along to the left onto Forest Road and continue along Forest Road to the traffic island junction of Epinal Way. At the traffic island junction take the fourth exit onto Epinal Way and proceed down past the university and at the exit traffic island of Ashby Road take the first exit. Proceed along the A1512 through Shepshed and after leaving the village take the right onto Forest Lane. Continue along to the 'T' junction with Ashby Road, turn right onto Ashby Road taking the immediate left onto Church Street where Number 3 is located on the right hand side towards the centre of the village.

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.

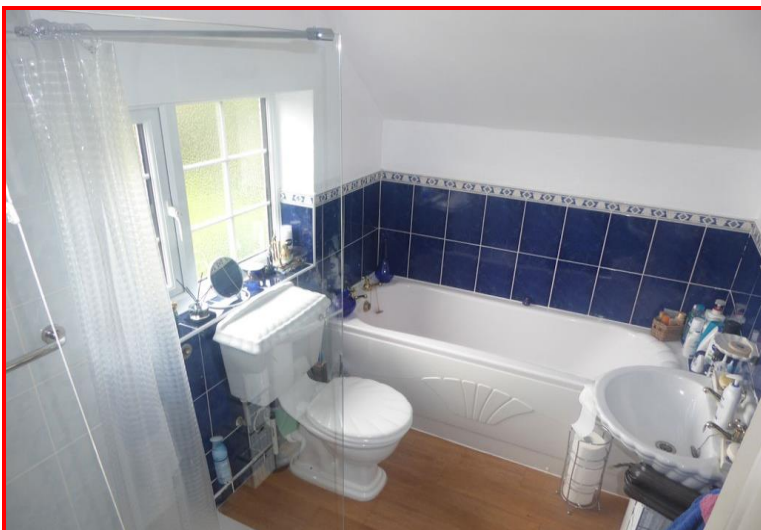
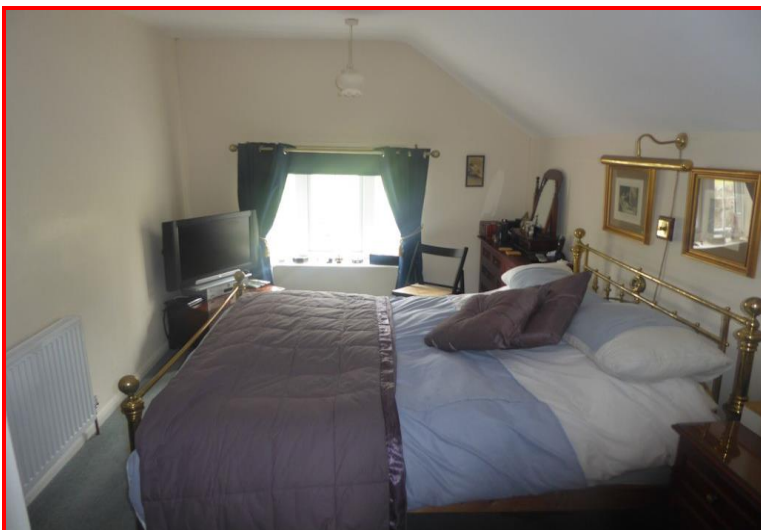
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

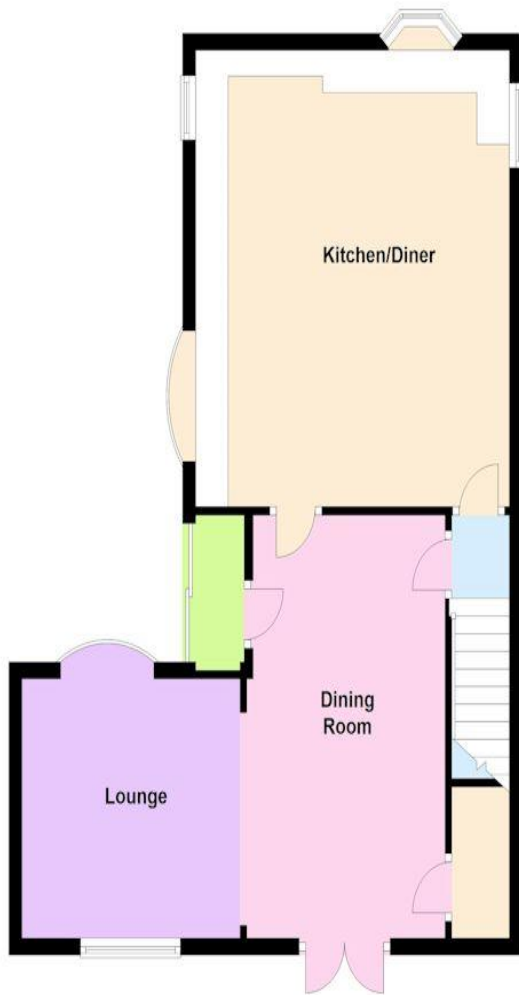
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being 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 29/03/2018. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor

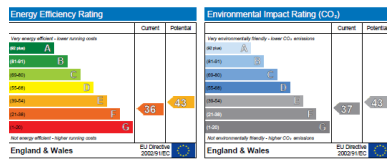


Energy Performance Certificate

3 Church Street
 Belton
 LOUGHBOROUGH
 Leicestershire
 LE12 9UG

Dwelling type: Detached house
 Date of assessment: 27 August 2009
 Date of certificate: 27 August 2009
 Reference number: 2738-3082-6288-6861-7034
 Total floor area: 139 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	419 kWh/m ² per year	364 kWh/m ² per year
Carbon dioxide emissions	9.0 tonnes per year	8.3 tonnes per year
Lighting	£128 per year	£70 per year
Heating	£1547 per year	£1380 per year
Hot water	£127 per year	£120 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
 For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

