



**3 EDWARD PHILLIPS ROAD, HATHERN,
LOUGHBOROUGH LE12 5JS**



PRICE: £139,500

Situated in the popular village of Hathern, this detached coach-house style property is 5 ½ years old, set on the David Wilson Homes estate (remaining balance of 10 year NHBC). Ideal for either first time buyers or investment, having 5 years lettings history with Freckeltons, this property offers accommodation that includes an entrance hall with downstairs bedroom and shower room. Staircase rises to the first floor and leads directly into the lounge which is open plan through to the fitted kitchen which has integrated appliances including oven and hob, dishwasher and washing machine/dryer. Master bedroom with en-suite bathroom room off. There is parking for one vehicle to front of the property and paved court yard leading to the front door. Internal inspection must be recommended to appreciate the standard on offer. Energy Rating of C.

THINKING OF SELLING?

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RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Understairs storage area. Ceiling light point. Central heating radiator. Tiled floor and internal doors giving access to the:-

BEDROOM 2: 8'10" x 7'10" (2.69m x 2.38m). Two double glazed windows to the front and side elevations. Ceiling light point. Central heating radiator.

SHOWER ROOM: Comprises of a three piece suite to include shower cubicle, WC and wash hand basin. Ceiling light point. Central heating radiator. Tiled flooring.

FIRST FLOOR: First floor staircase leads directly into:

LOUNGE: 15'7" x 11'1" (4.74m x 3.37m) Two UPVC double glazed windows to the front elevation, with views over open countryside. Two ceiling light points. Skylight over stairwell recess. Central heating radiator. Door to:- Open plan into the:-

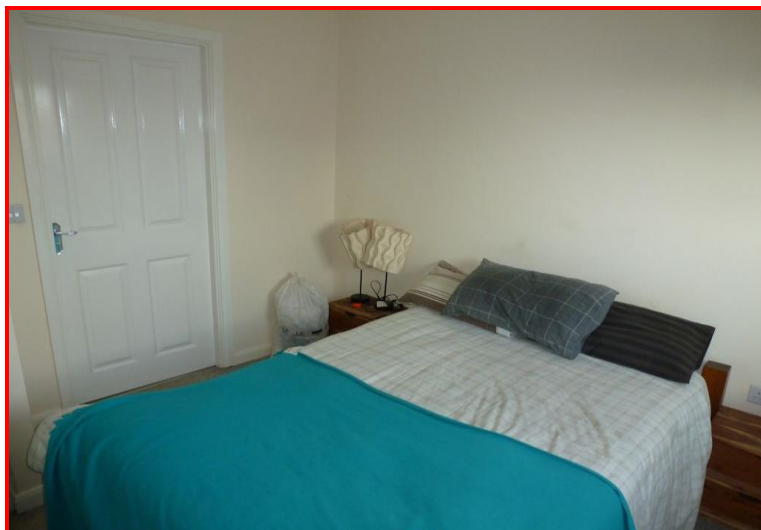
KITCHEN: 10'7" x 6'2" (3.22m x 1.7m) Comprises of a matching range of base and eye level units with roll edge work surface. Inset 1 1/2 bowl sink unit with side drainer and mixer tap over. Built-in whirlpool oven and four ring hob and stainless steel extractor hood over. Washing machine/dryer and dishwasher. Freestanding fridge freezer. Two ceiling light points. Skylight and tiled flooring.

BEDROOM 1: 10'3" x 11'1" (3.12m x 3.37m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Built-in wardrobe. Internal door gives access to: -

EN-SUITE BATHROOM: Comprises of a three piece suite to include panelled bath with shower attachment over, WC and wash hand basin. Skylight. Light point. Extractor fan. Central heating radiator. Tiled flooring.

OUTSIDE: Tarmacadam driveway leads to the property with one parking space. To the left hand side of the property, there is a slabbed walkway to the front door with small patio area and bin store.

DIRECTIONAL NOTE: From our offices, proceed in a southerly direction towards Southfield Road. At the first set of traffic lights, take the left hand turn into the A6/Barrow Street. Proceed along for some distance and at the first 'T' junction reached, take the left hand turn into the B589/Bridge Street. At the next set of traffic lights, take the right hand turn into A6/Derby Road. Proceed and at the traffic island junction, take the second exit leaving Loughborough, continuing along the A6/Derby Road towards the village of Hathern. Take the first right hand turn into Edward Phillipps Road where Number 3 can be easily located 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.

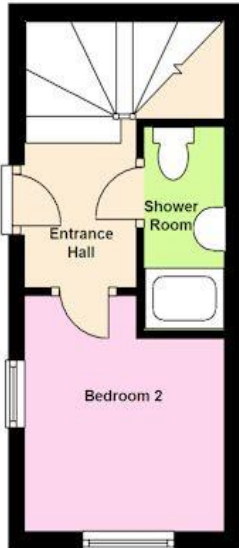
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves. Note to purchases the photographs were taken on 29/04/14 and are used for illustration purposes they should not be used for a statement or a fact or to represent the condition of the property.

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 15/06/18. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate 

3, Edward Philipps Road, LOUGHBOROUGH, LE12 5JS
 Dwelling type: Detached house Reference number: 9809-3830-7791-9292-3475
 Date of assessment: 16 November 2012 Type of assessment: SAP, new dwelling
 Date of certificate: 16 November 2012 Total floor area: 57 m²

Use this document to:

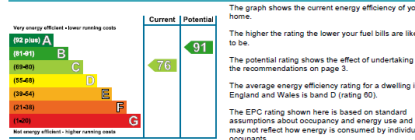
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,251
Over 3 years you could save	£ 129

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 117 over 3 years	 You could save £ 129 over 3 years
Heating	£ 849 over 3 years	£ 858 over 3 years	
Hot Water	£ 219 over 3 years	£ 147 over 3 years	
Totals	£ 1,251	£ 1,122	

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



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£13	£ 57
2 Solar water heating	£4,000 - £8,000	£ 72
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 600