



**22 FREEHOLD STREET, SHEPSHED,
LEICESTERSHIRE LE12 9NS**



PRICE: £114,950

A spacious three bedroom end terrace in the popular village of Shepshead. Close to local commuter routes and within walking distance of the village centre. The accommodation in brief comprises of an entry porch at the rear of the property which leads through to the open breakfast kitchen. At the back of the kitchen is the cosy lounge and there is also downstairs three piece bathroom. Upstairs are two double bedrooms, a good sized single bedroom and a further loft room on the second floor. There is a good sized garden to the rear of the property that is mainly laid to lawn. Please note that the rear addition is single skin. It is advisable to speak to your mortgage advisor before viewing.

The property has previously been let out achieving £485 per Calendar month. Energy Rating E.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: The property is accessed by a conservatory which is at the rear of the property. This leads into a rear lobby with a staircase rising off to the first floor accommodation and internal doors leading to the bathroom and to the kitchen.

LOUNGE: 4.22m x 3.53m (13' 10" x 11' 7") Windows to the front and side elevation. Ceiling light point. Central heating radiator.

KITCHEN: 3.91m x 3.71m (12' 10" x 12' 2") Comprises of a range of base and eye level units with worksurface. Inset sink. Integrated oven and hob with extractor hood over. Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Door into: -

FAMILY BATHROOM: 2.34m x 1.73m (7' 8" x 5' 8") Comprises of a three piece suite to include corner bath, WC and wash hand basin. Double-glazed window to the side elevation. Ceiling light point. Heated ladder effect towel rail.

FIRST FLOOR LANDING: Ceiling light point. Staircase rising off to the loft room. Internal doors leading to: -

BEDROOM 1: 4.17m x 3.48m (13' 8" x 11' 5") Double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

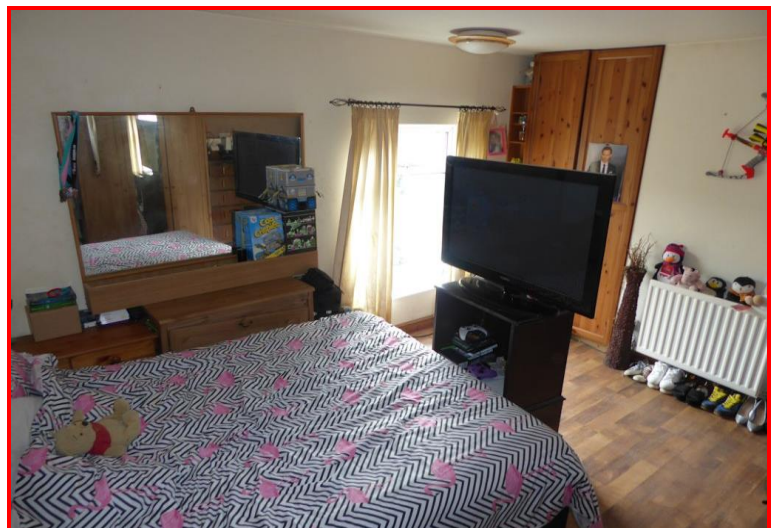
BEDROOM 2: 3.71m x 2.69m (12' 2" x 8' 10") Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 3: 2.79m x 2.11m (9' 2" x 6' 11") Window to the side elevation. Ceiling light point. Central heating radiator.

SECOND FLOOR

LOFT ROOM: 4.17m x 3.28m (13' 8" x 10' 9") These are maximum measurements and do not include sloping pitch ceilings to parts of this room. Ceiling downlight. Central heating radiator.

OUTSIDE: The property sits flush fronted to the main road and to the rear, there is a patio area to the immediate rear with the rest of the garden being laid to lawn and enclosed by hedging.



DIRECTIONS: From our offices, proceed in a southerly direction on the A6 Leicester Road towards Southfield Road/B5350. On the first set of traffic lights, turn right into Southfield Road and proceed for a short distance merging into Royland Road/B5350. At the junction, turn right onto Park Road/B5350 and immediate left into Forest Road/B5350. At the traffic island junction, take the third exit onto Epinal Way/A6004.

Proceed along until reaching the following traffic island junction, taking the first exit onto Ashby Road/A512. Continue to proceed taking the second exit on the following two traffic island junctions and at the second set of traffic lights, turn left onto Leicester Road. At the second mini-traffic island junction, take the first exit onto Kirkhill and then the next right onto Freehold Street.

PURCHASER'S NOTE: Please be aware that the rear addition to include the bathroom and the third bedroom is only of single brick construction. It is advisable that you speak to your proposed lender to see if this is acceptable to them before arranging a viewing.

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.

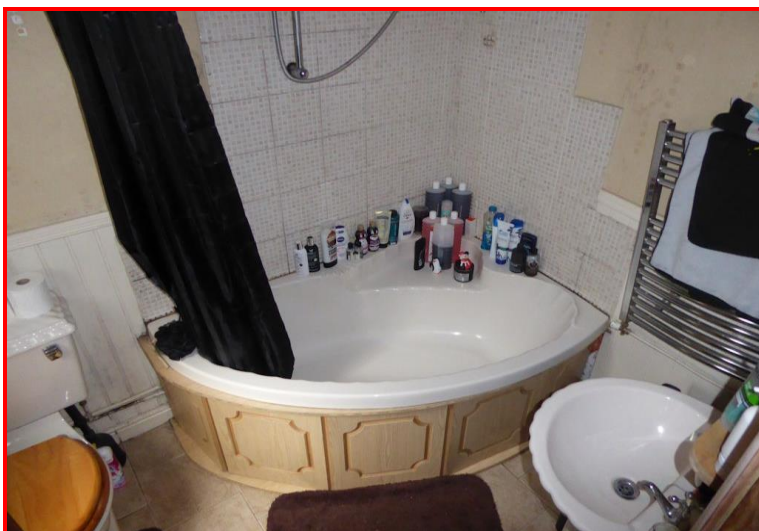
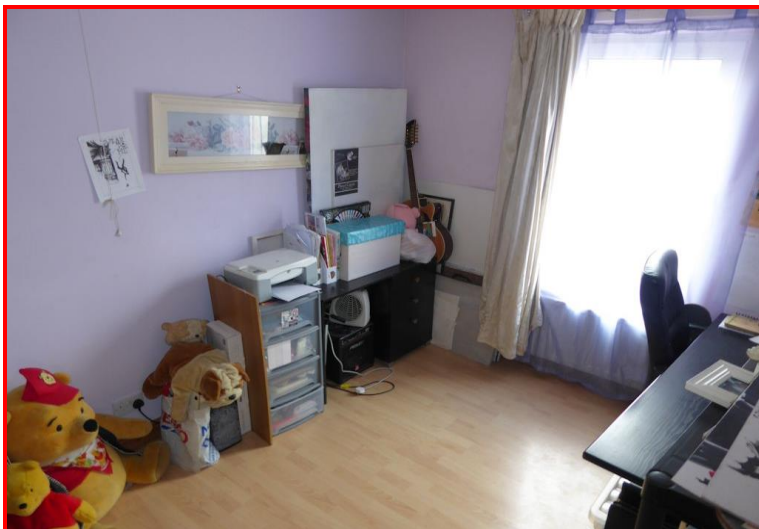
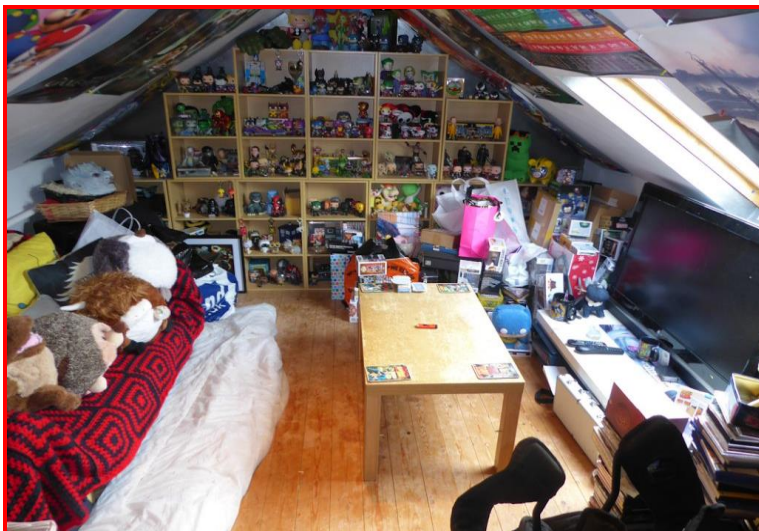
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

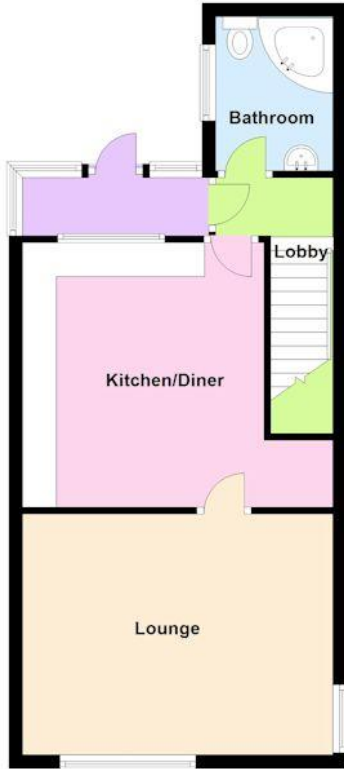
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being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

VIEWING: Strictly by prior appointment through ourselves.

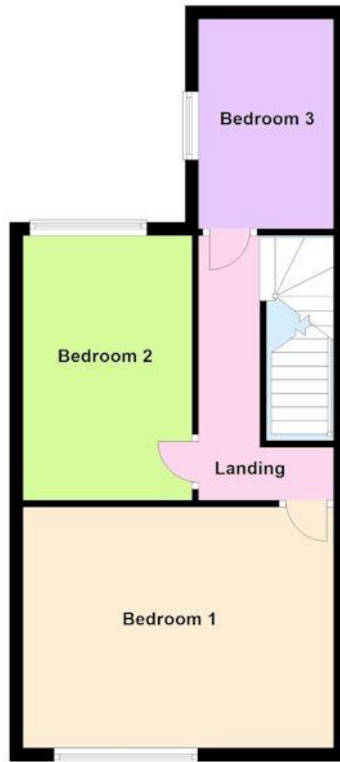
IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 20/09/2018. We are members of The Property Ombudsman scheme.



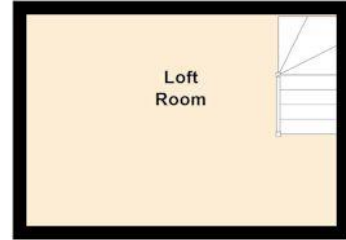
Ground Floor



First Floor



Second Floor



Energy Performance Certificate



22, Freehold Street, Shephed, LOUGHBOROUGH, LE12 9NS
 Dwelling type: end-terrace house Reference number: 2988-3041-0285-0231-0944
 Date of assessment: 28 May 2019 Type of assessment: RDSAP, existing dwelling
 Date of certificate: 28 May 2019 Total floor area: 95 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:	£ 4,698
Over 3 years you could save	£ 2,382

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 201 over 3 years	
Heating	£ 3,048 over 3 years	£ 1,905 over 3 years	
Hot Water	£ 348 over 3 years	£ 210 over 3 years	
Totals	£ 4,698	£ 2,316	You could save £ 2,382 over 3 years

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.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 657
2 Internal or external wall insulation	£4,000 - £14,000	£ 875
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 156

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 or call 0800 123 1234 (landlord national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

