



## **DRAFT DETAILS**

**61 GRACEDIEU ROAD, LOUGHBOROUGH, LEICESTERSHIRE, LE11 4QF**



**PRICE: £149,950**

Freckeltons are pleased to offer this three bedroom, semi-detached house situated within close proximity to local schools and the university as well as having easy access to the M1 motorway. Briefly, the accommodation comprises of a Lounge/Diner, Kitchen and W.C to the ground floor and three bedrooms and a shower room to the first floor. Outside there is off-road parking to the front and an extensive garden to the rear. Some modernisation is required so viewing is advised to appreciate the potential of the property on offer. Energy Rate TBC.

### **THINKING OF SELLING?**

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RING FRECKELTONS on 01509 214564**

**Residential Sales**



## ACCOMMODATION:

**ENTRANCE HALL:** UPVC double glazed door to front elevation. Ceiling light point. Central heating radiator. Staircase rising to First Floor accommodation. Under stairs cupboard housing the properties' consumer unit. Doors leading to:

**LOUNGE/DINING ROOM:** 5.77m x 3.61m (18' 11" x 11' 10") Two UPVC double glazed windows to front and rear elevation. Two ceiling light points. Two central heating radiators. Feature fireplace.

**KITCHEN:** 3.73m x 3.28m (12' 3" x 10' 9") Comprising of a range of base and eye level units with roll edge work surface and inset stainless steel sink and side drainer. Space for Gas cooker, fridge freezer and washing machine. UPVC double glazed door to rear elevation and double glazed windows to side and rear elevation. Ceiling light point. Central heating radiator.

**W. C.:** Comprising of a W.C. Obscure UPVC double glazed window to side elevation. Ceiling light point.

## FIRST FLOOR:

**LANDING:** Two UPVC double glazed windows to front elevation. Ceiling light point. Cupboard housing the properties' central heating combination boiler. Loft access hatch. Doors through to:

**BEDROOM 1:** 3.61m x 2.52m (11' 10" x 8' 3") UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Double wardrobe.

**BEDROOM 2:** 3.76m x 2.82m (12' 4" x 9' 3") UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Built in wardrobe.

**BEDROOM 3:** 2.59m x 2.41m (8' 6" x 7' 11") UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator.

**BATHROOM:** 1.83m x 1.68m (6' 0" x 5' 6") Comprising of a Walk-in shower, Wash hand basin and W.C. Obscure UPVC double glazed window to side elevation. Ceiling light point. Ladder effect heated towel rail.

**OUTSIDE:** To the front there is off-road parking with planting borders to the side. There is a walkway which leads to the rear with two brick outhouses to the side of the property. To the rear there is a patio area with steps leading to an extensive lawn where there is space for a greenhouse and also a metal outbuilding. Vehicular access to the rear of the garden.





**DIRECTIONS:** From our office, proceed in a southerly direction along the A6, Leicester Road. At the second set of traffic lights, turn right onto Southfields Road and follow the road for a short distance until the road bends to the right, turning left onto Forest Road. Proceed along Forest Road until reaching the roundabout. At the roundabout, take the 3rd exit onto Epinal Way, A6004. Proceed along Epinal way until reaching the next roundabout, taking the first exit onto A512, Ashby Road. Proceeding along Ashby Road until reaching the traffic lights, turning right onto Schofield Road. On Schofield Road, take the second right hand turn onto Blackbrook Road and almost immediately turn left onto Gracedieu Road. Proceed along Gracedieu Road for a short distance where number 61 can be located on the left hand side.



**SERVICES:** We understand there is mains Electricity, Gas, Water and Drainage services connected to the property. 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 i.e. 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 12<sup>th</sup> October 2020. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor

