



**40 THE GREEN, LONG WHATTON,
LEICESTERSHIRE, LE12 5DB**



PRICE: £262,950

Situated on a spacious plot, this four bedroom semi-detached dormer bungalow offers space for a young family to enjoy the quiet village of Long Whatton with accommodation comprising of an entrance hall with storage cupboard off, lounge, dining room, fitted kitchen, conservatory and family bathroom. To the first floor, there are four bedrooms. The property sits on an angle plot which widens to the rear and provides off-road parking for numerous vehicles to the front. Hardstanding for timber store and lawned area to the rear. Energy Rating of D.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Ceiling light point. Central heating radiator. Built-in cupboard. Staircase rising off to the first floor accommodation. Internal doors leading to: -

LOUNGE: 4.83m x 3.3m (15'10" x 10'10") Double-glazed window to the front elevation. Two ceiling light points. Central heating radiator. Fireplace. Understairs cupboard.

DINING ROOM: 3.81m x 3.28m (12'6" x 10'9") Sliding patio doors leading onto the conservatory. Ceiling light point. Central heating radiator.

CONSERVATORY: 4.42m x 2.9m (14'6" x 9'6") Two wall light points. Double doors to the rear and single door to the side.

KITCHEN: 3.0m x 2.41m (9'10" x 7'11") Comprises of a range of base and eye level units with roll edge worksurface. Inset hob and fridge freezer as well as dishwasher. Space for concealed freestanding washing machine. Sink with side drainer. Double-glazed window to the front elevation. Ceiling light point. Window to the side elevation. Pantry style cupboard.

FAMILY BATHROOM: Comprising of a three piece suite to include panelled bath with shower attachment over, WC and wash hand basin. Double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

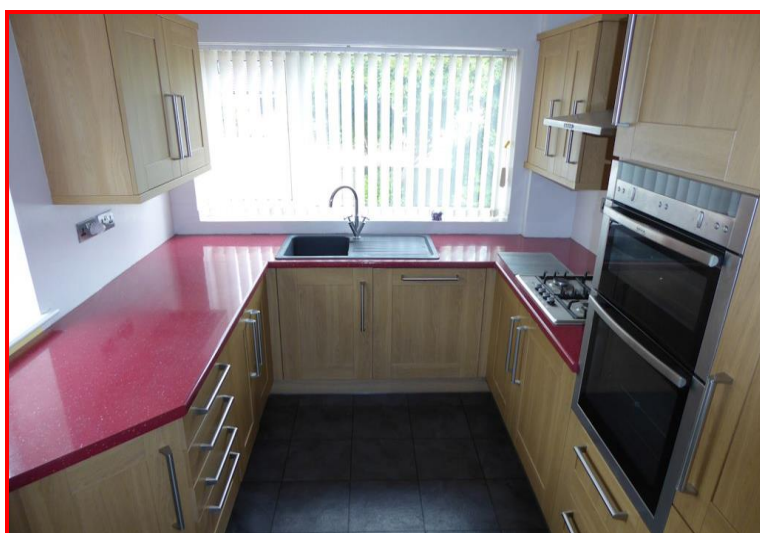
LANDING: Ceiling light point. Internal doors leading to: -

BEDROOM 1: 3.28m x 3.0m (10'9" x 9'10") Double-glazed window to the front elevation. Ceiling light point.

BEDROOM 2: 3.35m x 2.39m (11'0" x 7'10") Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 3: 3.96m x 2.69m (12'0" x 8'10") Double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Eaves storage cupboard.

BEDROOM 4: 2.39m x 2.24m (7'10" x 7'4") Double-glazed window to the rear elevation. Ceiling light point.



OUTSIDE: To the front, there is a stoned area which provides off-road parking for numerous vehicles. A walkway leads to the entrance door. Fencing area leads round to the rear garden where there is a small planting border and hardstanding for timber store. The rest of the garden is mainly laid to lawn with planting border to the rear. It is enclosed by panel fencing and widens towards the rear of the plot.

DIRECTIONS: From our office, proceed in a southerly direction on the A6/Leicester Road and at the first set of traffic lights turn right onto Barrow Road. Follow the road round to the left and proceed over the first set of traffic lights. At the second set of traffic lights, turn left onto Bridge Street. Continue to the traffic light junction with the A6/Derby Road, turning right. Continue out of Loughborough and passing through the village of Hathern. Shortly after passing The Kings Arms pub on the right hand side, take the left hand turn as sign-posted for Long Whatton. Take the first right hand turn and continue into the village where Number 40 The Green can be located on the left hand side.

SERVICES: All services are 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: North West Leicestershire Council, Whitwick Road, Coalville, LE67 3FJ 01530 454545

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 16/07/2018. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate

40, The Green, Long Whinton, LOUGHBOROUGH, LE12 5DB
 Dwelling type: Semi-detached house Reference number: 0350 2894 7688 0608 0103
 Date of assessment: 06 August 2018 Type of assessment: RdSAP existing dwelling
 Date of certificate: 06 August 2018 Total floor area: 87 m²

Use this document to:

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

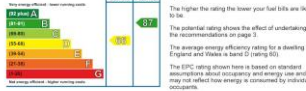
Estimated energy costs of dwelling for 3 years: £ 2,823

Over 3 years you could save: £ 661

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 160 over 3 years	£ 160 over 3 years	
Heating	£ 2,024 over 3 years	£ 1,208 over 3 years	You could save £ 816 over 3 years
Hot Water	£ 200 over 3 years	£ 227 over 3 years	
Totals	£ 2,823	£ 1,632	

These figures show how much the average household would spend on 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 mobile, and electricity generated by regeneration.

Energy Efficiency Rating



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

Recommended measure	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 732
2 Floor insulation (suspended floor)	£800 - £1,200	£ 75
3 Solar water heating	£4,000 - £6,000	£ 98

See page 3 for a full list of recommendations for this property.

To find out more about the government measures and other advice you could use today to save money, visit www.energy.gov.uk/insulation or call 0800 123 123 (closed national only). The Green Deal may enable you to make your home warmer and cheaper to run.