



**16 HAILEY AVENUE, LOUGHBOROUGH,
LEICESTERSHIRE LE11 4QW**



PRICE: £249,950

Situated at the end of the cul-de-sac down a private driveway and set within easy reach of local commuter routes and within close proximity to the local super stores and doctors. This well presented three bedroom detached bungalow demands internal inspection to appreciate the space this property has to offer. The accommodation itself comprises of a central hallway, which leads to all the rooms. There is generous sized lounge which overlooks the rear garden. The modern fitted kitchen has a side entrance to the large double garage. The property also has three good sized bedrooms, a family bathroom and separate W.C. To the front there is a large driveway which leads to the garage offering plenty of parking spaces, and to the rear it is mainly laid to lawn which wraps around the bungalow and enjoys a southerly aspect. The property has also recently been redecorated with new carpets to some room. Energy rating C.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH: Door leading to:-

ENTRANCE HALL: Ceiling light point. Loft access hatch. Central heating radiator. Timber effect laminated flooring. Internal doors leading through to:-

WC: W/C UPVC double-glazed windows to the side elevation. Ceiling light point. Tiled floor and walls.

LOUNGE/DINER: 5.8 m x 4.5m (18' 11'' x 14' 11'') UPVC double-glazed windows to the rear elevation. Two ceiling light points. Central heating radiator. Four by four bar gas fire and brick fire place.

KITCHEN: 3.89m x 2.57m (12' 9'' x 8' 5'') Comprises of a range of base and eye level units with roll edge work surface. Inset sink and drainer. Space for fridge freezer, washing machine, dishwasher and oven with extractor hood over. PVC ceiling. UPVC double-glazed window to side elevation. Central heating radiator. Ceiling strip light. Tiled flooring. Worcester central heating boiler. Built-in storage cupboard.

BEDROOM ONE: 4.55m x 3.2m (14' 11'' x 10' 6'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

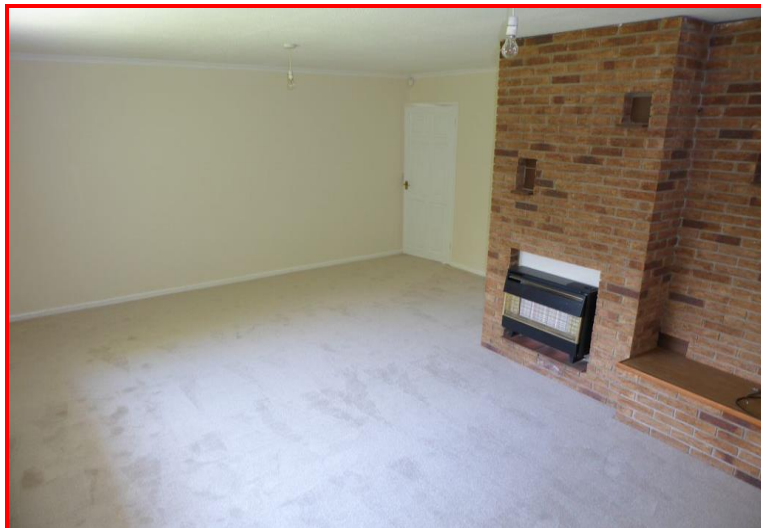
BEDROOM TWO: 4.12m x 3.02m (13' 6'' x 9' 11'') UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM THREE: 3.66m x 2.52m (12' 0'' x 8' 3'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

FAMILY BATHROOM: Which comprises of a two piece suite to include a bath with shower attachment over and wash hand basin. Obscure UPVC double-glazed window to the front elevation. Ceiling light point. Extractor fan. Heated ladder effect towel rail. Tiling to the floors and walls. PVC covering's to the ceiling.

OUTSIDE: To the front, there is a drive way leading down to the property which leads via up and over door to the double garage which is 6.1m x 4.9m (20' 1'' x 15' 11'') with ceiling strip light and personal access door to the side. To the rear, behind the garage there is a triangle shaped lawn and it wraps around to the rear of the bungalow, where there is a further lawn area which is enclosed by the hedging and enjoys a southerly aspect.

DIRECTION NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road and at the first set of the traffic lights turn right on Southfields Road, following the road around to the right and to the left onto Forest Road. At the traffic island junction of Epinal Way, take the fourth exit onto Epinal Way. Continue on to Epinal Way, at the third traffic island junction continue along onto Maxwell Drive. Follow the road around and shortly after passing the Superstore on the left Hailey Avenue, will eventually be located on the left hand side and upon entering Hailey Avenue, continue to the bottom of the cul-de-sac where number 16 can be located on the left hand side and easily identified by our for sale board.



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: 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 12/04/2019. We are members of The Property Ombudsman scheme.



Ground Floor



Energy Performance Certificate HM Government

16, Hailey Avenue, LOUGHBOROUGH, LE11 4DW

Dwelling type: Detached bungalow Reference number: 8541-7024-2730-2024-7022
 Date of assessment: 24 April 2019 Type of assessment: RGSAP, existing dwelling
 Date of certificate: 25 April 2019 Total floor area: 85 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:		£ 2,220
Over 3 years you could save		£ 297

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 1,704 over 3 years	£ 1,489 over 3 years	<div style="border: 1px solid green; padding: 2px; display: inline-block;"> You could save £ 297 over 3 years </div>
Hot Water	£ 303 over 3 years	£ 279 over 3 years	
Totals	£ 2,220	£ 1,923	

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

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower heating costs

A1 (92-100) A2 (89-91) B (86-88) C (83-85) D (81-82) E (79-80) F (77-78) G (75-76)

Not energy efficient - higher heating costs

Top actions you can take to save money and make your home more efficient		
Recommended measure	Indicative cost	Typical savings over 3 years
1. Floor insulation (solid floor)	£4,000 - £5,000	£ 213
2. Solar water heating	£4,000 - £6,000	£ 81
3. Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 954

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-graphic-calculator or call 0300 123 1234 (standard national rates). The Green Deal may enable you to make your home warmer and cheaper to run.

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