



**DRAFT DETAILS**

**58 KING GEORGE ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 2PA**



**PRICE: £154,950**

An extended two bedroom semi-detached property set within close proximity to Loughborough's town centre and with access to local commuter routes. The property itself offers accommodation to include a lounge with a dining room off, downstairs shower room and fitted kitchen with utility area off. To the first floor, there are two double bedrooms and spacious WC. Off road parking to the front and generous garden to the rear. The property overlooks allotments to the rear. With some modernisation required, the property must be viewed to appreciate the size and location of the accommodation on offer. Energy Rate E.

**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. Ceiling light point. Central heating radiator. Door through to: -

**LOUNGE:** 4.62m x 3.15m (15'2" x 10'4") Walk-in double-glazed bay window to the front elevation. Ceiling light point. Two wall light points. Two central heating radiators. Fireplace. Door through to: -

**DINING ROOM:** 4.5m x 2.77m minimising to 2.1m (14'9" x 9'1" minimising to 6'9") Double-glazed window to the side elevation. Ceiling light point. Wall light point. Central heating radiator. Understairs storage cupboard. Further cupboard housing the property's immersion cylinder and water tank. Archway through to the kitchen and doorway through to the bathroom.

**KITCHEN:** 2.64m x 2.36m (8'8" x 7'9") Comprises of a range of base and eye level units with worksurface. Inset sink with side drainer and mixer tap over. UPVC double-glazed window to the rear elevation. Ceiling striplight. Glazed door through to: -

**UTILITY ROOM:** 2.24m x 1.58m (7'4" x 5'2") Base unit and worksurface. Obscure UPVC double-glazed window and door to the rear elevation. Singled glazed window to the side. Ceiling striplight. UPVC double-glazed window to the front.

**SHOWER ROOM:** Comprises of a three piece suite to include walk-in shower cubicle, wash hand basin and WC. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**LANDING:** With double-glazed window to the side elevation. Ceiling light point. Loft access hatch and doors through to: -

**BEDROOM 1:** 3.91m x 3.15m (12'10" x 10'4" to wardrobe recess as a maximum). Walk-in bay window to the front elevation. Ceiling light point. Central heating radiator. Built-in double wardrobe and storage boxes over.

**BEDROOM 2:** 3.79m x 2.34m (12'5" x 7'8") Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**UPSTAIRS WC:** 2.87m x 2.03m (9'5" x 6'8") WC and wash hand basin. Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**OUTSIDE:** To the front, there is a tarmac driveway providing off road parking and shaped planting border to the right hand side. To the rear, there is a raised patio area, which is semi circle in shape. This leads down to a further slabbed area with central walkway leading down towards the rear garden with gravelled area to either side. To the left hand side, there is space for a timber store and to the rear, a raised area with space for a greenhouse and planting border. The garden is enclosed by panelled fencing to all borders. Outside light point. The property enjoys views of allotments to the rear.





**DIRECTIONS:** From our office, proceed in a southerly direction on the A6 Leicester Road. At the second set of traffic lights, take the first left hand turn onto King Street and then turning right onto Great Central Road. Continue along Great Central Road for some distance passing the train station on the left and then turning right onto Windmill Way. Continue along Windmill Way and then taking the first left hand turn and then turning right onto King George Road. Following the road along and then round to the right where Number 58 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.

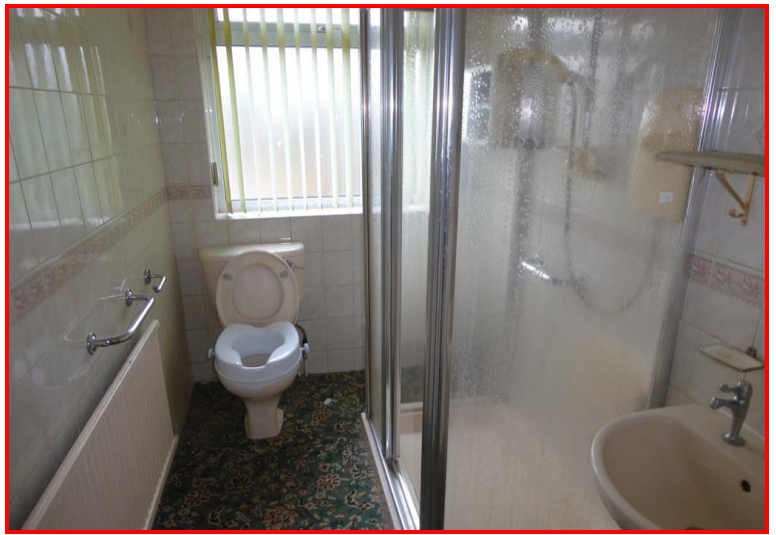
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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.

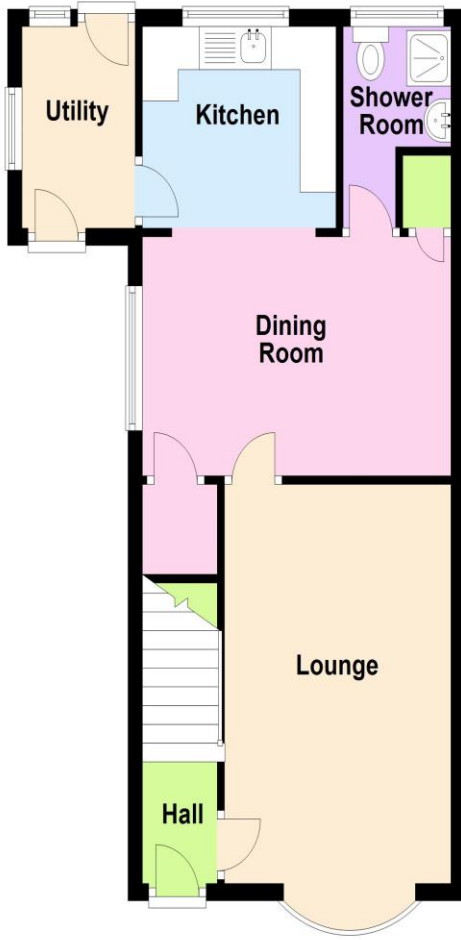
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors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

**VIEWING:** Strictly by prior appointment through ourselves.

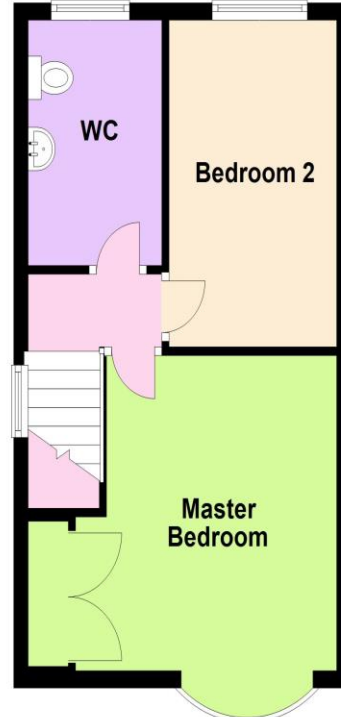
**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set 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 16/01/2020. We are members of The Property Ombudsman scheme.



### Ground Floor



### First Floor



**Energy Performance Certificate** HM Government

58, King George Road, LOUGHBOROUGH, LE11 3PA

Dwelling type:	Semi-detached house	Reference number:	2826-5017-7279-8860-7290
Date of assessment:	22 January 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	26 January 2020	Total floor area:	72 m <sup>2</sup>

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:	£ 3,138
Over 3 years you could save	£ 1,359

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 2,205 over 3 years	£ 1,200 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save <b>£ 1,005</b> over 3 years</p> </div>
Hot Water	£ 579 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 3,138</b>	<b>£ 1,779</b>	

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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating	
Current	Potential
83	91

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 65). 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.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,500	£ 144
2. Floor insulation (suspended floor)	£300 - £1,200	£ 138
3. Floor insulation (solid floor)	£4,000 - £8,000	£ 102

See page 3 for a full list of recommendations for this property. To receive advice on all measures you can take to reduce your energy bills, visit [www.energy.gov.uk](http://www.energy.gov.uk) or call freephone 800 444202. The Energy Deal may enable you to make your home warmer and cheaper to run.

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