



DRAFT DETAILS

**15 LADYBOWER ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 4EL**



PRICE: £209,950

Freckeltons are pleased to offer this three bedroom detached house with no upward chain. Situated within close proximity to a primary and secondary schools, the motorway and the university. The property offers accommodation to include an entrance porch which leads into a spacious lounge with an open way to the dining room and fitted kitchen. To the first floor, there are two double bedrooms, single bedroom and a family bathroom. To the front there is a lawned area with a driveway to the side which leads to the attached single garage. To the rear is an enclosed garden which is mainly laid to lawn with planting borders at the edges and a patio area. The property would suit a young family. Internal inspection advised to appreciate the size on offer. Energy rating C.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Ceiling light point. Door through to:-

LOUNGE: 3.81m x 4.12m (12'6'' x 13'6'') UPVC double-glazed window to front elevation. Ceiling light point. Central heating radiator. Under stairs cupboard. Staircase rising off to the first floor accommodation. Open way through to:-

DINING ROOM: 2.54m x 3.28m (8'4'' x 10'9'') UPVC double-glazed window to rear elevation. Central heating radiator. Ceiling light point. Door through to:-

KITCHEN: 2.21m x 3.3m (7'3'' x 10'10'') Comprises of a range and base eye level units and four roll edge work surface. Built-in hob and oven with an extractor fan over. Ceiling down lights. UPVC double-glazed window to the rear elevation. Housing the property's Worcester Boiler. Door to outside.

LANDING: UPVC double-glazed window to side elevation. Ceiling light point. Loft access hatch. Cupboard housing the properties hot water cylinder. Door to:-

BEDROOM 1: 3.94m x 2.59m (12'11'' x 8'6'') Ceiling light point. UPVC double-glazed window to front elevation. Central heating radiator. Built-in wardrobe.

BEDROOM 2: 2.85m x 2.87m (9'4'' x 9'5'') Central heating radiator. UPVC double-glazed window to rear elevation. Built-in wardrobe.

BEDROOM 3: 2.18m x 2.77m (7'2'' x 9'1'') Ceiling light point. UPVC double-glazed window to front elevation. Central heating radiator.

BATHROOM: 1.91m x 1.88m (6'3'' x 6'2'') Comprising of a three piece suite to include a WC and wash hand basin and bath with shower attachment over. Ceiling light point. Ladder effect heated towel rail. UPVC double-glazed window to rear elevation.

OUTSIDE: To the rear, the garden is mainly laid to lawn with a small patio area to the side of the property and a door way to the garage.



DIRECTIONS: From our offices, proceed in a southerly direction towards the traffic lights turning right onto Southfields Road. Proceed along Southfields Road following the road around to the right and turn left onto Forest Road. Continue along Forest Road until you reach the roundabout, take the third exit, proceeding onto Epinal Way A6044. Proceed along Epinal Way until the next roundabout turning left onto Ashby Road. Follow along Ashby Road until you reach the second set of traffic lights turning right onto Scofield Road. Proceed along Scofield Road until you reach the mini roundabout turn left onto Old Ashby Road, continue along for short distance, turning right onto Hurstwood Road and left onto Ladybower Road where number 15 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.

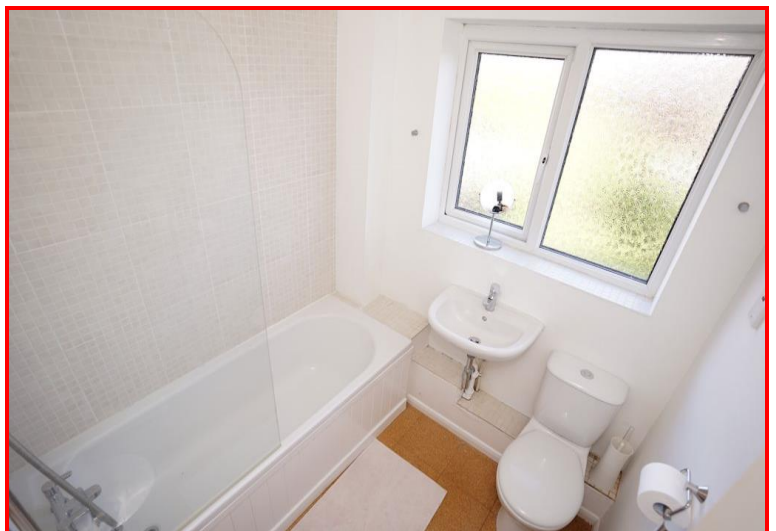
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough O1509 263151

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.

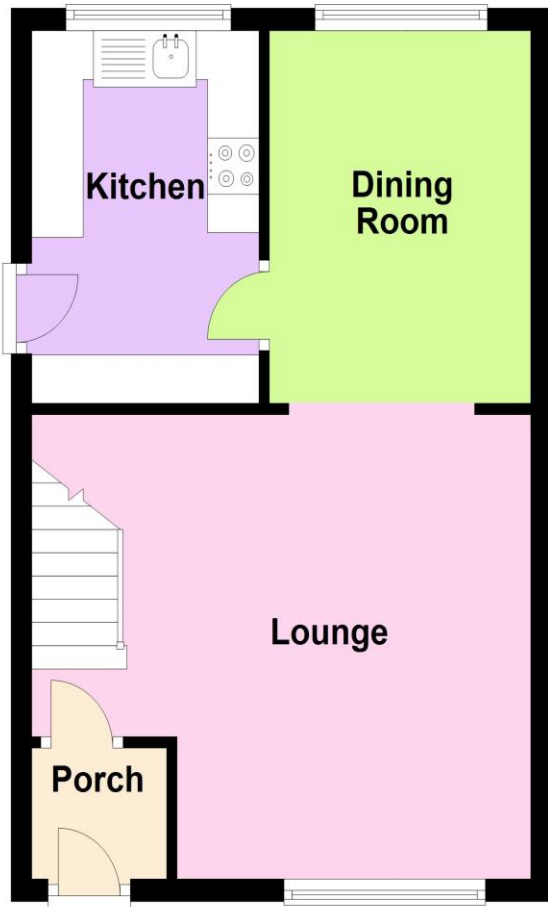
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being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

VIEWING: Strictly by prior appointment through ourselves.

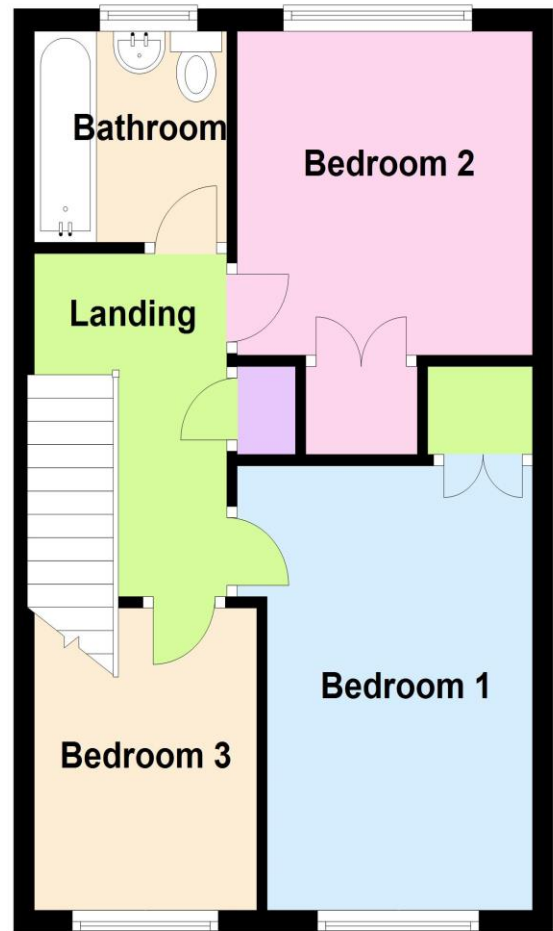
IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 01/11/2019. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate HM Government

15, Ladybower Road, LOUGHBOROUGH, LE11 4EL

Dwelling type: Detached house Reference number: 2022-8122-6890-3087-3922
 Date of assessment: 23 February 2017 Type of assessment: RQSAP (existing dwelling)
 Date of certificate: 24 February 2017 Total floor area: 75 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:	£ 2,109
Over 3 years you could save:	£ 525

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	
Heating	£ 1,512 over 3 years	£ 1,216 over 3 years	You could save £ 525 over 3 years
Hot Water	£ 484 over 3 years	£ 216 over 3 years	
Totals	£ 2,109	£ 1,564	

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 includes 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 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.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £5,000	£ 171	Yes
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 228	Yes
3 Solar water heating	£4,000 - £6,000	£ 329	Yes

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

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

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