



**192 LEICESTER ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 2AH**



**PRICE: £237,750**

Situated within close proximity to Loughborough's town centre as well as local schools and local community routes. This three bedroom semi-detached property is ideally suited for a young and growing family. This property offers accommodation to include an entrance porch, open plan entrance hall/lounge with staircase off and doors lead through to the dining room and to the extended kitchen which has a range of units. To the first floor, there are three bedrooms and family bathroom. Outside to the front, there is a driveway providing parking for several vehicles, this leads to the rear garden where there is a detached garage and lawn and rear patio area. Property needs to be inspected to appreciate its location and size on offer.

Energy rating of E.

**THINKING OF SELLING?**

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**Residential Sales**

## ACCOMMODATION:

**ENTRANCE PORCH:** Door leading into:-

**OPEN PLAN ENTRANCE HALL LOUNGE:** 3.4m x 3.3m (11' 0'' x 10' 10'') Staircase rising off to the first floor accommodation with under stairs storage cupboard. UPVC bay window to the front elevation. Two ceiling light points. Two central heating radiators. Feature fire place with timber surround and electrical fire. Stained leaded porthole window to the side elevation internal doors to:-

**DINING ROOM:** 4.24m x 3.05m (13' 11'' x 10' 0'') UPVC bay window to the rear elevation. Ceiling light point. Central heating radiator. Feature fire place with timber surround. Timber flooring.

**KITCHEN:** 5.28m x 2.16m (17' 4'' x 7' 1'') Comprises of a range of base and eye level units with roll edge work surface. Inset 1½ sink with side drainer. Integrated hob with extractor over and separate double fan oven. Space for American style fridge freezer, washing machine and dishwasher. Cupboard concealing the central heating boiler. UPVC double glazed window to the side and rear elevation. UPVC double-glazed door to the side. Ceiling downlight. Central heating radiator.

**FIRST FLOOR LANDING:** UPVC double-glazed window to the side elevation. Ceiling light point and internal doors leading to:-

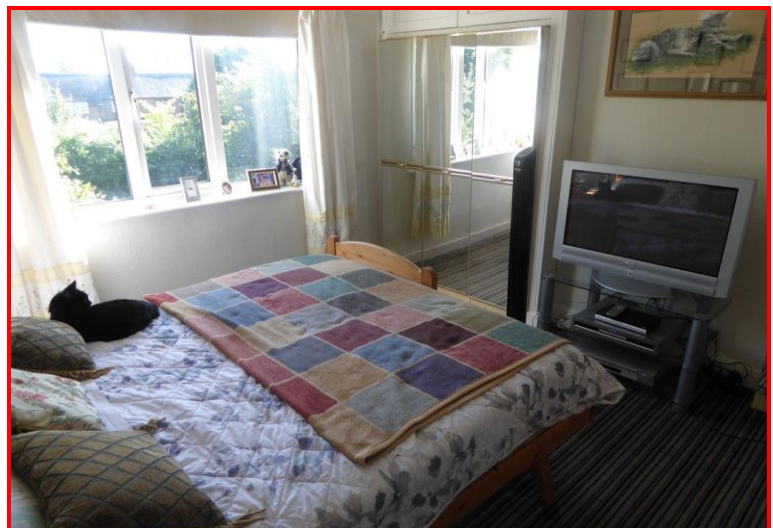
**BEDROOM ONE:** 3.89m x 3.61m (12' 9'' x 11' 10'') UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

**BEDROOM TWO:** 3.38m x 3.61m (11' 1'' x 11' 10'') UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**BEDROOM THREE:** 2.59m x 2.18m (8' 6'' x 7' 2'') UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Loft access hatch.

**FAMILY BATHROOM:** Comprises of a three piece suite to include corner bath with shower attachment over, W.C and wash hand basin. UPVC double-glazed window to the rear elevation. Ceiling down lights. Full height tiling to all walls and tiled floor. Heated ladder effect towel rail.

**OUTSIDE:** To the front, there is a stoned driveway providing off road parking for several vehicles, which is enclosed by hedging to the side and a well-stocked planting border to the front. The driveway continues down the side of the property to the rear garden, where there is a raised patio area adjacent to the property's back door. The rest of the garden is laid to shaped lawn with planting borders. Green-house to the rear and garage 7.0m x 3.2m (22' 11'' x 10' 5'') open up and pull over door, power and lighting. Four UPVC double-glazed windows to the side. Garden is enclosed by hedging and panel fencing.



**DIRECTIONAL NOTE:** From our office proceed in a southern direction the A6 Leicester Road and after passing the traffic island junction with Shelthorpe Road on the right, continue for a short distance where number 192 can be located on the left hand side and is easily identified by our for sale board.

**SERVICES:** All services are connected. 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.

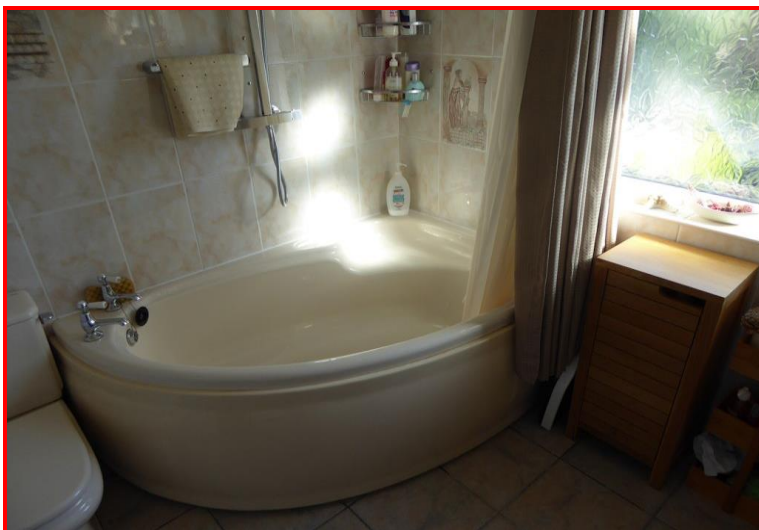
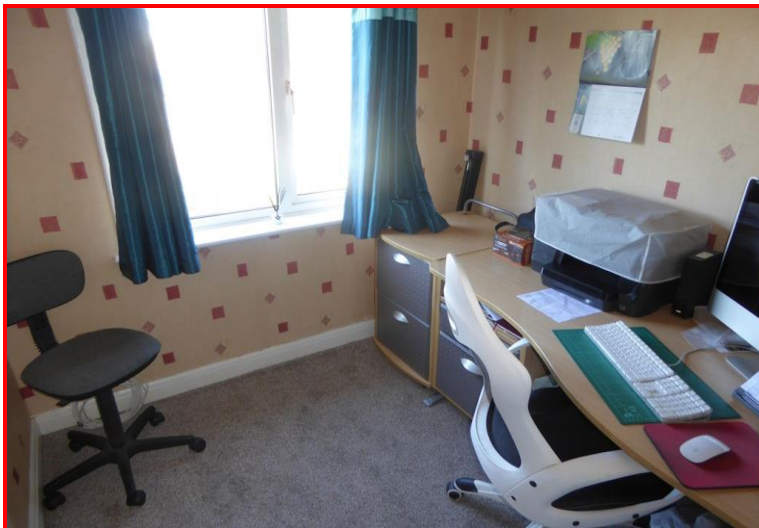
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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.

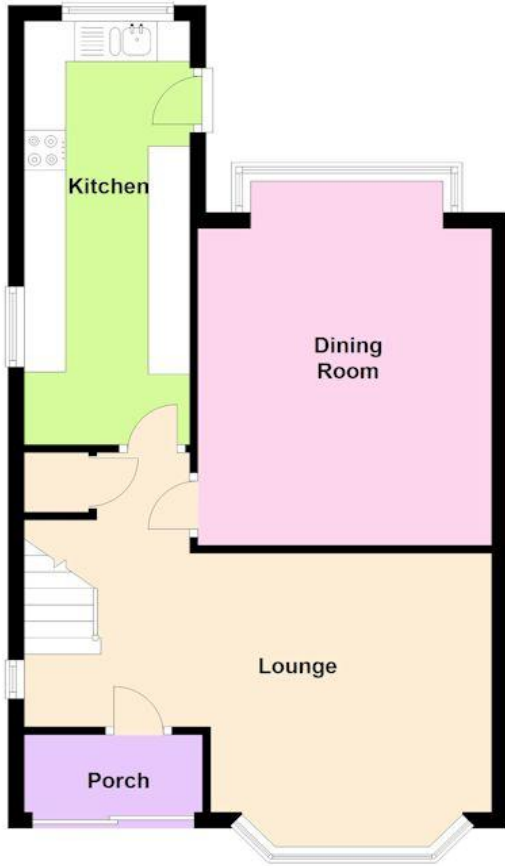
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors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

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

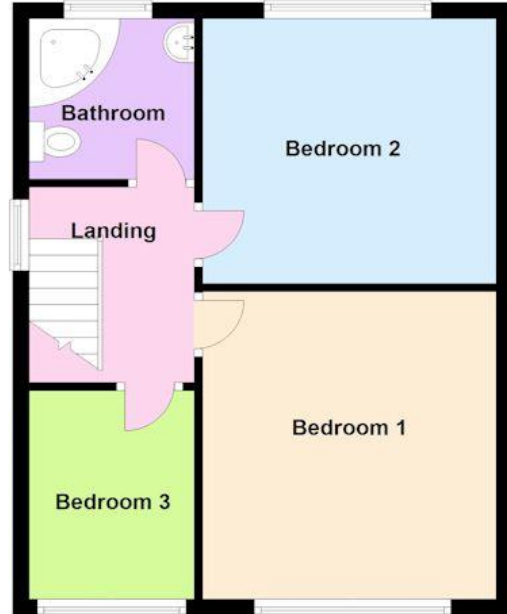
**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set 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 16/08/2018. We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor



### Energy Performance Certificate



192, Leicester Road, LOUGHBOROUGH, LE11 2AH  
 Dwelling type: Semi-detached house  
 Date of assessment: 21 August 2018  
 Date of certificate: 26 August 2018  
 Reference number: 5557-2699-7985-9928-0675  
 Type of assessment: RdSAP: existing dwelling  
 Total floor area: 108 m<sup>2</sup>

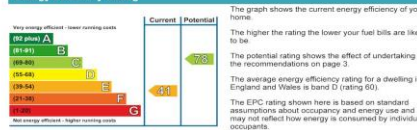
Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,058
Over 3 years you could save	£ 2,460

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 210 over 3 years	You could save £ 2,460 over 3 years
Heating	£ 4,208 over 3 years	£ 2,160 over 3 years	
Hot Water	£ 429 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 5,058</b>	<b>£ 2,598</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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,041
2 Floor insulation (solid floor)	£4,900 - £9,900	£ 166
3 Low energy lighting for all fixed outlets	£55	£ 174

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-estimator](http://www.gov.uk/energy-grants-estimator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.