



**39A & B LEICESTER ROAD, SHEPSHED,
LEICESTERSHIRE, LE12 9DF**



PRICE: £250,000

Situated on this popular Leicester Road within the village of Shepshead. These two flats offer scope for conversion back in a single dwelling or in future to develop the grounds. The property is currently converted into two separate flats, where 39A is a two bedroom flat which has an entrance hall, lounge, two bedrooms, storage room, fitted kitchen and a family bathroom. 39B is similar accommodation which comprises of a lounge, breakfast, two bedrooms and a bathroom as well as a utility area off the kitchen. Both properties have access to a generous plot which the property sits on, which includes a court yard to the front and driveway and garage to the left hand side. To the rear, there is a substantial garden which in the future may be possible to develop subject to relevant planning submissions. Energy ratings for flat 39A is an F and 39B is an E.

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Residential Sales

ACCOMMODATION:

COMMUNAL FRONT: There is one car parking space for each flat and access to a garage. To the right hand side, there is a shared front court yard which leads to the main front door which leads to a small lobby where the front doors to both flats are situated.

FLAT 39A LEICESTER ROAD:

ENTRANCE HALL: Staircase rising off to:-

LANDING: Ceiling light point. Loft access hatch. Night storage heater. Internal door giving access to:-

LOUNGE: 4.27m x 3.99m (14' 0'' x 13' 1'') UPVC double-glazed window to the front elevation. Ceiling light point. Night storage heater and built-in cupboard.

BEDROOM TWO: 2.87m x 2.13m (9' 5'' x 7' 0'') UPVC double-glazed window to the front elevation. Ceiling light point. Night storage heater. Internal doors giving access to:-

STORAGE ROOM: UPVC double-glazed window to the side. Ceiling light point.

BEDROOM ONE: 4.29m x 3.84m (14' 1'' x 12' 7'') UPVC double-glazed window to the rear elevation. Ceiling light point. Night storage heater. Feature fireplace.

BATHROOM: Comprises of a three piece suite to include a panel bath with shower attachment over. W.C and wash hand basin. UPVC double-glazed window to the side elevation. Ceiling light point. Extractor fan. Down heater. Built-in cupboard housing the properties hot water cylinder.

KITCHEN: 3.66m x 3.4m (12' 0'' x 11' 2'') Comprises of a range of base and eye level units and work surface with inset sink. Space for oven, washing machine and fridge freezer. UPVC double-glazed window to the side and further UPVC double-glazed door to the rear, which leads onto a balcony with overlooks the communal rear garden.

FLAT 39B LEICESTER ROAD:

HALLWAY: Two ceiling light points. Night storage heater. Doors through to:-

LOUNGE: 4.27m x 4.27m (14' 0'' x 14' 0'') Walk-in bay window to front elevation. Ceiling light point. Two night storage heaters.

BEDROOM TWO: 4.27m x 1.8m (14' 0'' x 5' 11'') Single glazed window to the side elevation. Ceiling light point. Night storage heater.

BEDROOM ONE: 3.91m x 3.0m (12' 10'' x 9' 10'') Single glazed window to the rear elevation. Ceiling light point. Night storage heater.

BATHROOM: Comprises of a range of base and eye level units. Panel bath with shower attachment over. W.C and wash hand basin. Ceiling light point. Obscure UPVC double-glazed window to the side elevation. Extractor fan. Down heater. Built-in cupboard housing the properties hot water cylinder.

BREAKFAST KITCHEN: 3.66m x 3.35m (12' 0'' x 11' 0'') Comprises of a base and eye level units with inset sink. Space for oven and fridge freezer. UPVC double-glazed window to the side elevation. Ceiling strip light. Night storage heater. Door to the rear leads to:-

UTILITY AREA: Wall-mounted worktop surface. Space underneath for a washing machine. UPVC double-glazed window to the side elevation. Ceiling light point.



OUTSIDE: To the front, there is a driveway for a parking space for each property as well as access to a garage. To the rear, there is a substantial garden which both flats have access to which is currently mainly laid to lawn. Planting area which leads to further garden area which is currently over grown offer scope to extend the garden submissively.

DIRECTIONAL NOTE: From our office proceed in a southerly direction on the A6/Leicester Road. At the first set of traffic lights, turn right onto Southfield Road. Follow the road round to the right and then to the left onto Forest Road and continue to the traffic island junction with Epinal Way. Take the fourth exit onto Epinal Way. Proceed past the University and at the traffic island junction with Ashby Road/A512, take the first exit. Proceed along the A512/Ashby Road for some distance and passing over the motorway, at the third junction. Upon entering the village of Shepshed, at the first set of traffic lights, turn right onto Leicester Road. Continue along for some distance where Number 39A & B can be located on the left hand side.

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: Please be aware that the garden to the rear is subject to the uplift clause by if there is any planning permission if the garden is used for any development or to form part of another dwelling this uplift clause will be activated. The wording is to be agreed at the time of sale.

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 07/05/2019. We are members of The Property Ombudsman scheme.



39B Ground Floor



39A First Floor



Energy Performance Certificate HM Government

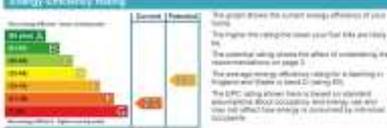
215, Leicester Road, Shepperton, UGX48DQ3004 LE17 9EP
 Dwelling type: Top floor flat Reference number: 823 1707 1133 0031 2520
 Date of assessment: 27 March 2011 Type of assessment: EPC/M rating dwelling
 Date of certificate: 28 March 2011 Total floor area: 85 m²

Estimated energy costs of heating for 2 years: £ 6,021
 Over 2 years you could save: £ 1,046

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 2 years	£ 185 over 2 years	£ 50 over 2 years
Heating	£ 3,580 over 2 years	£ 3,894 over 2 years	£ 314 over 2 years
Hot Water	£ 235 over 2 years	£ 271 over 2 years	£ 36 over 2 years
Total	£ 4,050	£ 4,350	£ 300

These figures are a low estimate. The average household would spend on the property the heating, lighting and hot water and is not based on energy used by individual households. The exclusive energy use for heating appliances like TVs, computers and routers, and electricity generated by micro-generation.



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

Recommended measures	Indicative cost	Typical savings over 2 years
1. Upgrade to energy-efficient insulation	£0-200 - £74,000	£ 1,000
2. High level window draught seals and dual glazing options	£1,000 - £1,000	£ 100

It has your home about the recommended measures your energy adviser can make help to save money, but please don't assume you can improve your EPC. For more information on energy use, the way that the energy use is used, and how to improve it, please contact the Energy Saving Trust on 0800 512 012 or visit www.energy-saving-trust.com

Energy Performance Certificate HM Government

215, Leicester Road, Shepperton, UGX48DQ3004 LE17 9EP
 Dwelling type: Ground floor flat Reference number: 8621 0710 1533 02 1750
 Date of assessment: 02 August 2010 Type of assessment: EPC/M rating dwelling
 Date of certificate: 02 August 2010 Total floor area: 86 m²

Estimated energy costs of heating for 2 years: £ 5,719
 Over 2 years you could save: £ 1,000

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 2 years	£ 185 over 2 years	£ 50 over 2 years
Heating	£ 3,180 over 2 years	£ 3,380 over 2 years	£ 200 over 2 years
Hot Water	£ 235 over 2 years	£ 271 over 2 years	£ 36 over 2 years
Total	£ 3,550	£ 4,836	£ 1,286

These figures are a low estimate. The average household would spend on the property the heating, lighting and hot water and is not based on energy used by individual households. The exclusive energy use for heating appliances like TVs, computers and routers, and electricity generated by micro-generation.



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

Recommended measures	Indicative cost	Typical savings over 2 years
1. Upgrade to energy-efficient insulation	£0-200 - £74,000	£ 1,000
2. Floor insulation	£800 - £1,000	£ 500
3. Add draught seals to hot water cylinder	£10 - £50	£ 20

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