



**62 LEICESTER ROAD, QUORN, LOUGHBOROUGH
LEICESTERSHIRE LE12 8BB**



PRICE: £280,000

This charming stone built two bedroom cottage is in the sought after location of Quorn. Offering plenty of character with plenty of features around the property this charismatic cottage must be viewed to truly appreciate what's on offer. Downstairs there are two reception rooms, both with feature fireplaces and beams to give the traditional feel. The kitchen is to the rear of the property again in keeping with the age and style of the property. Upstairs there are double bedroom and a spacious family bathroom with a bath and a separate shower, it is the perfect property for a loving family home. Outside there is a shared yard to the front and a garden to the rear, there is two brick stores one used as a utility area, good sized lawn and planting area to the rear. To the side there is a driveway for several vehicles. Quorn itself has easy access to Leicester and Loughborough and the village has a busy centre full of shops restaurants and bars. Energy Rating E.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

LOUNGE: 3.81m x 3.61m (12' 6" x 11' 10") Window to front elevation. Three wall light points. Ceiling light points. Central heating radiator. Featured fire place. Door through to:-

DINING ROOM: 3.84m x 3.76m (12' 7" x 12' 4") Window to the rear outside elevation. Ceiling light point. Central heating radiator. Featured fireplace. Door to: - staircase rising off to the first floor accommodation further internal door to:-

KITCHEN: 3.05m x 2.13m (10' 0" x 7' 0") Comprises of a range of base and eye level units with work surface. Inset Belfast style sink. Space for Aga style cooker and fridge freezer. Window and door to side elevation. Ceiling light points.

FIRST FLOOR LANDING: Two ceiling light points, Central radiator. Internal doors giving access to:-

BEDROOM 1: 3.84m x 3.61m (12' 7" x 11' 10") Window to front elevation. Ceiling light point. Central heating radiator.

BEDROOM 2: 3.71m x 3.15m (12' 2" x 10' 4") Window to rear elevation. Two ceiling light point. central heating radiator. Over stairs storage cupboard.

BATHROOM: 3.05m x 2.13m (10' 0" x 7' 0") Three piece suite to include freestanding cast iron bath. Shower cubicle. W.C and wash hand basin. Window to rear elevation., Two wall light points. Ceiling light points. Extractor fan and central heating radiator.

OUTSIDE: To the front, there is a walkway which leads to the front door and to the right hand side there is a long driveway providing off road parking. This leads down to the side of the house via an access gate into the rear garden. Patio area to the immediate rear which leads to two out houses providing useful store and the other acting as a utility area, within this there is a lawn area with a walkway leading down to the bottom of the garden. Further lawn and planting border to the rear. Good size garden.

DIRECTION NOTE: From our offices proceed in a Southerly direction on the A6 Leicester Road and continue along the traffic island junction with the A6 bypass. Take the third exit from Loughborough heading into the village of Quorn, proceed over the traffic lights and over the mini traffic island junction in the centre of the village onto Leicester Road, where after a short distance number 62 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.

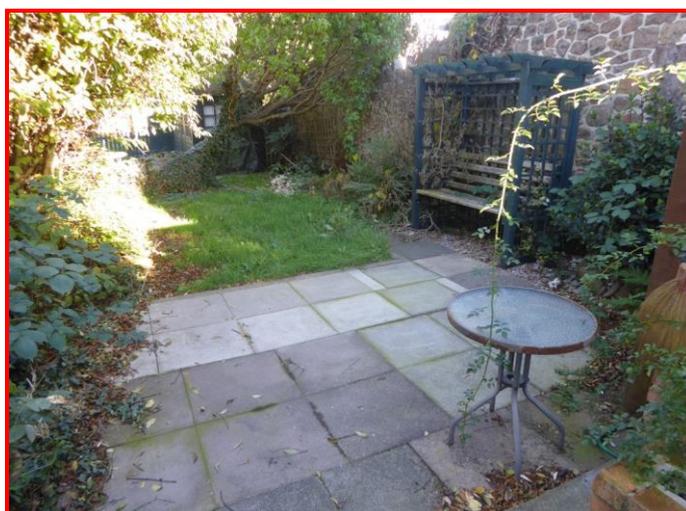
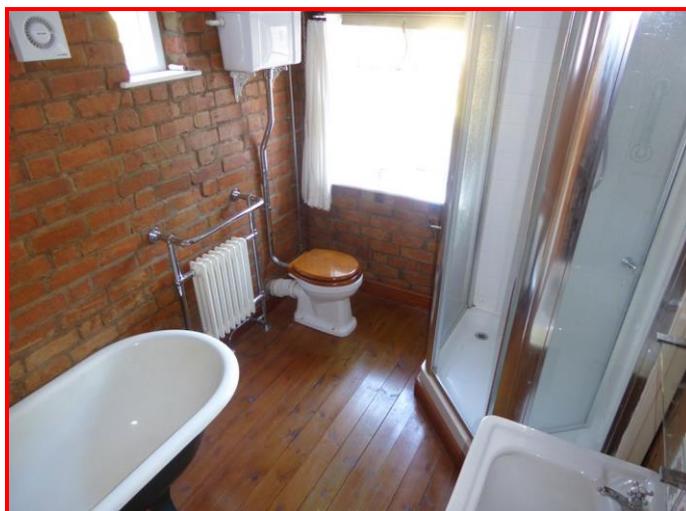
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 26315

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 07/11/2018. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate

22 Levenham Road
Oxon
Loughborough
LE12 8BB

Dwelling type: End terrace house
Date of assessment: 26-Jul-2010
Date of certificate: 27-Jul-2010
Reference number: 0029-290-600-6200-7008
Type of assessment: EPC/EP, existing dwelling
Total floor area: 63 sqm

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	F	D
44.00	55.00	45	47
38.00	45.00	40	40
32.00	35.00	35	35
26.00	25.00	30	30
20.00	15.00	25	25
14.00	5.00	20	20
8.00	0.00	15	15

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	444 kWh/m ² per year	372 kWh/m ² per year
Carbon dioxide emissions	8.8 tonnes per year	7.3 tonnes per year
Lighting	£48 per year	£48 per year
Heating	£250 per year	£242 per year
Hot water	£131 per year	£98 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised current conditions: existing services, rooms, appliances, etc. They are the same for all homes, consequently they are unlikely to match an individual's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuel used for cooking or heating appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the Energy Saving Recommendation logo when buying energy efficient products. It's a mark and seal used to ensure the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your heating & energy performance.