



### **DRAFT DETAILS**

**84 LEICESTER ROAD, SHEPSHED, LOUGHBOROUGH,  
LEICESTERSHIRE, LE12 9DQ**



**PRICE: £399,950**

Offered to the market for the first time since it was built, this spacious three bedroom detached bungalow is set on a large plot situated in a popular residential area. In brief, the property comprises of entrance porch, hallway with cloaks cupboard and stores off, lounge, dining room, kitchen with utility room off, two double bedrooms (one with an en-suite) and a bathroom to the ground floor. To the first floor is a double bedroom and access to the loft giving scope for further bedrooms (subject to planning consent). Outside, the property benefits from a driveway with parking for several vehicles and a garage to the front. To the rear, there is a full width balcony and landscaped garden with lawn and surrounding shrub beds. Energy Rate D.

### **THINKING OF SELLING?**

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RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMODATION

### GROUND FLOOR:

**ENCLOSED PORCH:** With oak entrance doors. Glazed inner door leading to:

**ENTRANCE HALL:** Three ceiling light points. Central heating radiator. Staircase rising to first floor accommodation. Under stairs cloaks cupboard. Further storage cupboard. Oak faced doors leading to the ground floor accommodation comprising:

**LOUNGE:** 5.97m x 3.94m (19' 7" x 12' 11") Double glazed window to front elevation. UPVC double glazed patio door to rear elevation. Two ceiling light points. Three central heating radiators. Feature fireplace with inset coal effect gas fire.

**DINING ROOM:** 3.43m x 2.87m (11' 3" x 9' 5") UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Built in shelved storage cupboard. Sliding glazed oak doors through to:

**KITCHEN:** 3.43m x 2.87m (11' 3" x 9' 5") Comprising of a range of oak fronted base and eye level units with an inset one and a half bowl sink and side drainer. Inset double oven and separate hob with microwave under. Integrated dishwasher. UPVC double glazed window to rear elevation. Ceiling strip light. Door to:

**UTILITY ROOM:** 3.33m x 1.37m (10' 11" x 4' 6") Comprising of a range of base and eye level units. Plumbing for washing machine. Two UPVC double glazed windows to the rear elevation. Ceiling strip light. Central heating radiator.

**BEDROOM 1:** 3.63m x 3.4m (11' 11" x 11' 2") Double glazed window to front elevation. Ceiling light point. Central heating radiator. Range of built-in furniture to include wardrobes and drawers. Open archway to:

**EN-SUITE:** Comprising of a Wash hand basin and W.C. Ceiling light point. Ladder effect towel rail. Obscure UPVC double glazed window.

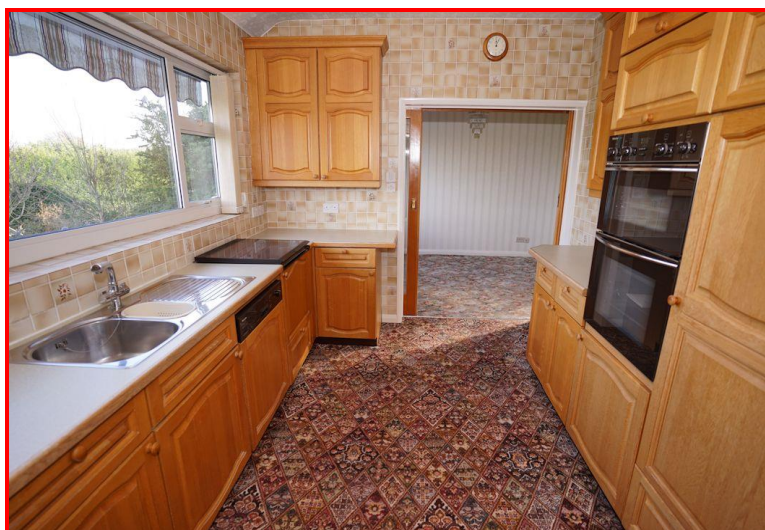
**BEDROOM 2:** 3.99m x 2.97m (13' 1" x 9' 9") UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator. Range of built-in furniture to include cupboards and drawers.

**BATHROOM:** 2.44m x 1.8m (8' 0" x 5' 11") Comprising of a three-piece suite to include a walk-in bath with shower attachment over, W.C. and wash hand basin with vanity cupboard under. Obscure UPVC double glazed window to side elevation. Ceiling light point. Extractor fan. Airing Cupboard housing the hot water cylinder with immersion heater.

### FIRST FLOOR ACCOMODATION:

**FIRST FLOOR LANDING:** UPVC double glazed window to front elevation. Two ceiling light points. Access to eaves storage with electric light. Door to:

**BEDROOM 3:** 3.91m x 3.56m (12' 10" x 11' 8") UPVC double glazed windows to front and side elevation. Ceiling light point. Central heating radiator.



**REAR LOBBY:** Having access from the hallway. Doors to front and rear. There is an outside store and pedestrian access to the Garage.

**GARAGE:** Electric up and over door. Wall mounted Worcester gas fired boiler for central heating and hot water.

**OUTSIDE:** To the front there is a spacious driveway. There are landscaped gardens to the front and rear with lawns, shrub beds and ornamental trees. To the rear is a balcony with steps leading down to the garden with a gravel pathway. There is an outside garden store under the balcony.

**DIRECTIONS:** From our office, proceed in a westerly direction on the Forest Road and at the traffic island with Epinal Way take the third exit onto Epinal Way itself. Proceed past the university, taking the first left hand turn onto the A512 sign-posted for Shepshed. Shortly after passing the traffic island junction with the M1 and entering into the village of Shepshed, take the first right hand turn at the traffic lights onto Leicester Road. The property can then be located on the right-hand side of the road.

**PURCHASERS NOTE:** Please note that under the Estates Agents Act 1979 the vendors are a connected party.

**SERVICES:** We understand mains Electricity, Gas, Water and Drainage 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.

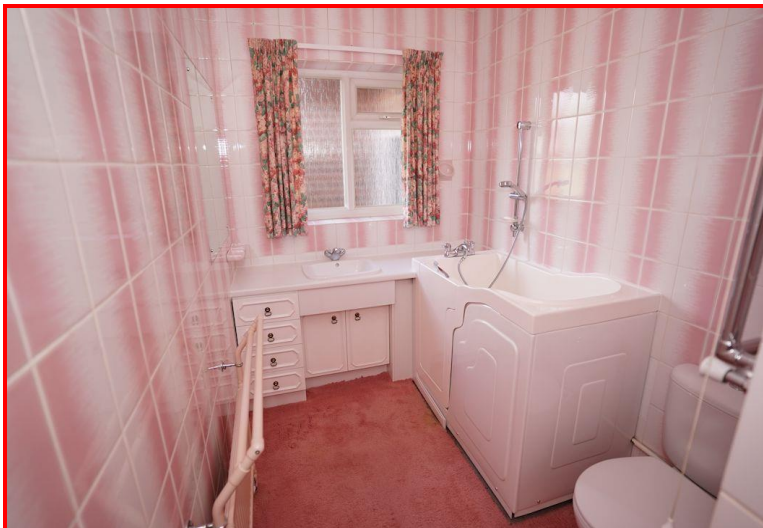
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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 i.e., 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.

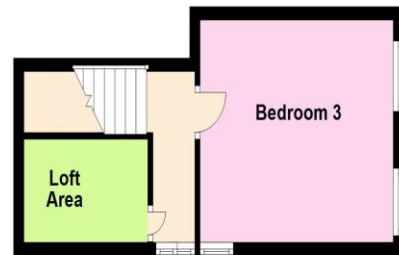
**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set 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 09/03/2021 We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

#### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Roof room(s), ceiling insulated	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good