



**29 LITTLE HAW LANE, SHEPSHED,  
LEICESTERSHIRE LE12 9LN**



**PRICE: £264,950**

This three bedroomed detached house has not been to the open market since it was built in 1962. Sitting on a good size plot with scope for extensions subject to the relevant permissions, the accommodation on offer includes entrance porch, entrance hall, lounge open plan to dining room, extended kitchen. Three bedrooms and family bathroom to the first floor. Outside to the front there is a drive leading to the garage. To the rear there is a patio, lawned area and vegetable plot as well as two outbuildings. The property is situated within close proximity to a local primary school and overlooks the school playing fields to the front. Energy Rate E

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**Residential Sales**

## ACCOMMODATION:

**ENTRANCE PORCH:** Door to

**ENTRANCE HALL:** Staircase rising to the first floor accommodation. Ceiling light point. Central heating radiator. Internal doors lead to:

**LOUNGE:** 4.55m x 3.66m (14' 11" x 12' 0") UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Fire place. Open plan to:

**DINING ROOM:** 2.77m x 2.69m (9' 1" x 8' 10") UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Service hatch to kitchen.

**BREAKFAST KITCHEN:** 4.83m x 2.77m (15' 10" x 9' 1") Comprising of a matching range of base and eye level units with work surface. Inset one and half bowl sink, oven and separate hob. Space for washing machine and fridge or freezer. Ceiling light point. Floor mounted boiler. UPVC double glazed window to the rear elevation and double glazed door to the side leading to the rear garden. Door to **PANTRY** which has light point and single glazed window to the side elevation.

**LANDING:** UPVC double glazed window to the side elevation. Ceiling light point. Internal doors to:

**BEDROOM ONE:** 3.45m x 3.07m (11' 4" x 10' 1") (max to wardrobes) UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Built in furniture to include 2 double wardrobes with storage boxes over with 6 draw unit.

**BEDROOM TWO:** 3.51m x 3.05m (11' 6" x 10' 0") UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built in wardrobe.

**BEDROOM THREE:** 2.46m x 2.11m (8' 1" x 6' 11") UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator

**BATHROOM:** Comprising of a three piece suite to include: Bath with Shower over, W/C and wash hand basin. UPVC double glazed window to the rear elevation. Ceiling light point. Airing cupboard with immersion cylinder and water tank.

**OUTSIDE:** To the front there is a lawned area to the left hand side with planting borders to the front with retaining wall. To the right hand side there is a drive which leads to the **GARAGE** (17'4" x 9'8") with an up and over door, access door and a glazed window to the rear. There is access to the rear down the right hand side through timber gate To the rear there is a covered area behind the garage. Two brick outbuildings to include a W/C and old coal house currently used as a shed. The garden is separated into three areas. There is a patio area to the immediate rear of the property. The main area is laid to lawn with a vegetable patch to the right hand side.





**DIRECTION NOTE:** From our office proceed in a southerly direction on the A6 Leicester Road and at the first set of the traffic lights, turn right onto Southfield Road. Follow the road around to the right and to the left onto Forest Road and at the traffic island junction of Epinal Way, take the fourth exit onto Epinal Way. Continue along past the university and at the traffic island junction of Ashby Road A512, take the first exit onto the A512. Continue along A512, for some distance travelling through the village of Shepshed and shortly upon leaving the village turn right onto Tickow Lane, turning right onto McCarthy Road and then right again onto Little Haw Lane where number 29 is located on the right hand side.

**SERVICES:** All mains services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations. We understand the property to be freehold and vacant possession will be given upon completion of the sale.

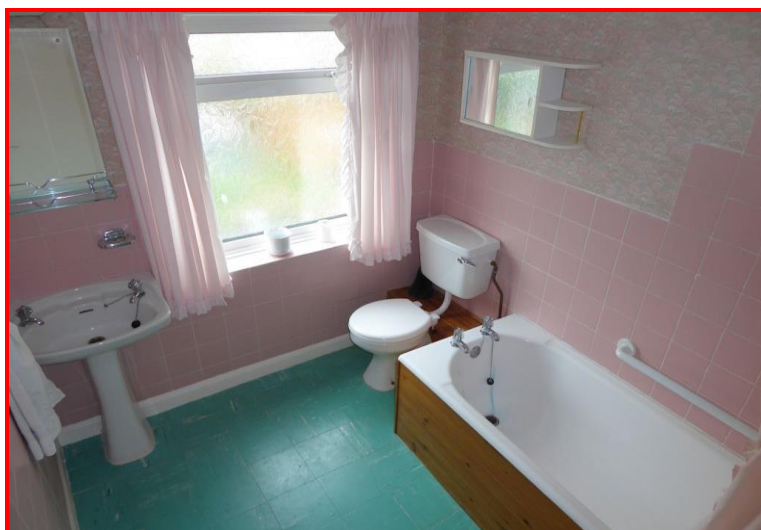
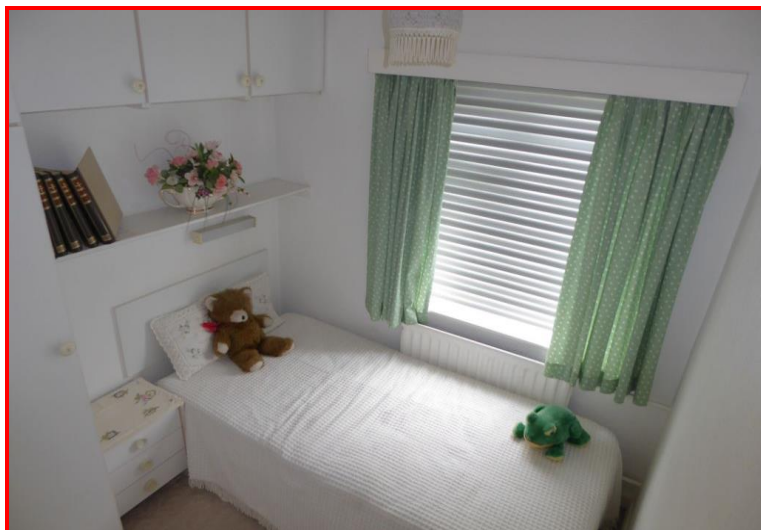
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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.

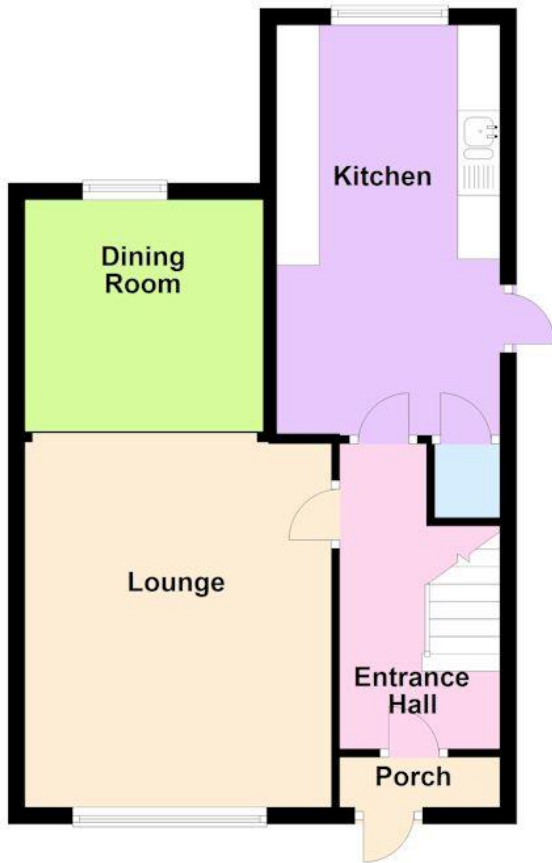
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors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

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

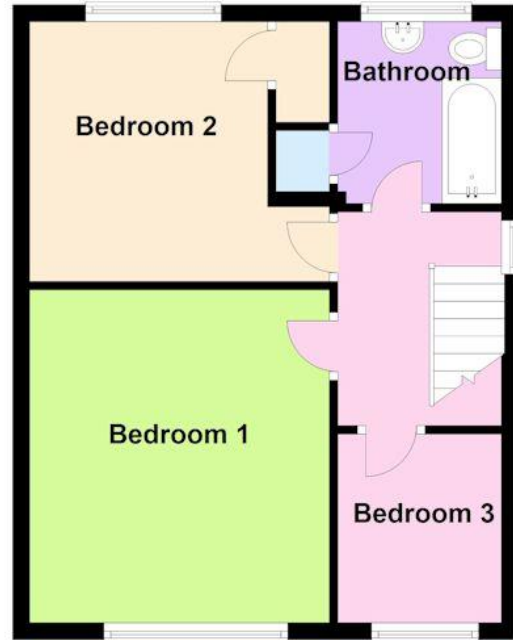
**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set 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 11/06/19 We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor



### Energy Performance Certificate



29, Little Haw Lane, Shepshed, LOUGHBOROUGH, LE12 9LN  
 Dwelling type: Detached house Reference number: 0166-2859-7561-6091-4895  
 Date of assessment: 11 June 2015 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 18 June 2015 Total floor area: 91 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

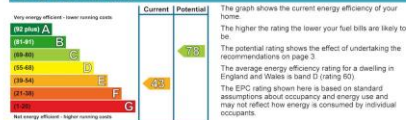
Estimated energy costs of dwelling for 3 years:	£ 4,374
Over 3 years you could save	£ 1,986

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 387 over 3 years	£ 195 over 3 years	
Heating	£ 3,186 over 3 years	£ 1,977 over 3 years	
Hot Water	£ 801 over 3 years	£ 219 over 3 years	
<b>Total</b>	<b>£ 4,374</b>	<b>£ 2,391</b>	<b>You could save £ 1,986 over 3 years</b>

These figures show how much the average household would spend in the 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 Increase loft insulation to 270 mm	£100 - £350	£ 105
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 111
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 300

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

To receive advice on other measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.