



## DRAFT DETAILS

9 MELBREAK AVENUE, LOUGHBOROUGH, LEICESTERSHIRE LE11 3PJ



**PRICE: £269,950**

Situated in the popular family location on the Forest Side of Loughborough and within close proximity to the local schools, Freckeltons are pleased to offer this three-bedroom semi-detached property. Briefly the accommodation comprises of a lounge, separate dining room with a conservatory off, kitchen and bathroom to the ground floor. To the first floor there are three double bedrooms, one with an en-suite off, and a WC. Outside there is a driveway to the front multiple vehicles and a patio and lawn area to the rear. Viewing is advised to appreciate the location and size of the property on offer. Energy Rate TBC.

### THINKING OF SELLING?

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RING FRECKELTONS on 01509 214564

**Residential Sales**



## ACCOMMODATION:

**ENTRANCE PORCH:** UPVC double glazed front door to side elevation. Single glazed timber windows to front and side elevation. Ceiling light point. Door through to:

**HALLWAY:** Ceiling light point. Central heating radiator. Doors to cupboard housing properties consumer unit. Doors through to lounge, dining room and bathroom. Opening to kitchen. Staircase rising to first floor accommodation.

**LOUNGE:** 5.82m x 3.3m (19' 1'' x 10' 10'') UPVC double glazed window to front elevation. Two ceiling light points. Two central heating radiators. Feature fireplace.

**DINING ROOM:** 3.79m x 3.3m (12' 5'' x 10' 10'') UPVC double glazed patio doors and windows to rear elevation. Ceiling light point. Central heating radiator. Patio doors leading through to:

**CONSERVATORY:** 4.72m x 4.19m (15' 6'' x 13' 9'') minimising to 7'8'' x 5'6'' (2.13m x 1.52m) being of an 'L' shape. Double glazed timber windows to side and rear elevation. Patio door to rear elevation. Two ceiling light points. Small utility area which consists of a length of roll edge work surface with inset stainless steel one and a half bowl sink and side drainer. Space and plumbing for washing machine and dryer.

**KITCHEN:** 3.71m x 2.41m (12' 2'' x 7' 11'') Comprises of a range of base and eyelevel units with roll edge work surface with an inset 1 1/2 bowl white enamel sink and side drainer. Inset oven and hob. Built in dishwasher and fridge freezer. UPVC double glazed window to front elevation. Ceiling light point.

**BATHROOM:** 2.08m x 1.93m (6' 10'' x 6' 4'') Comprises of a three piece suite including bath with electric shower over, WC and wash hand basin. Obscure UPVC double glazed window to side elevation. Ceiling light point. Central heating radiator.

## FIRST FLOOR:

**LANDING:** Ceiling light point. Loft access hatch. Doors to:

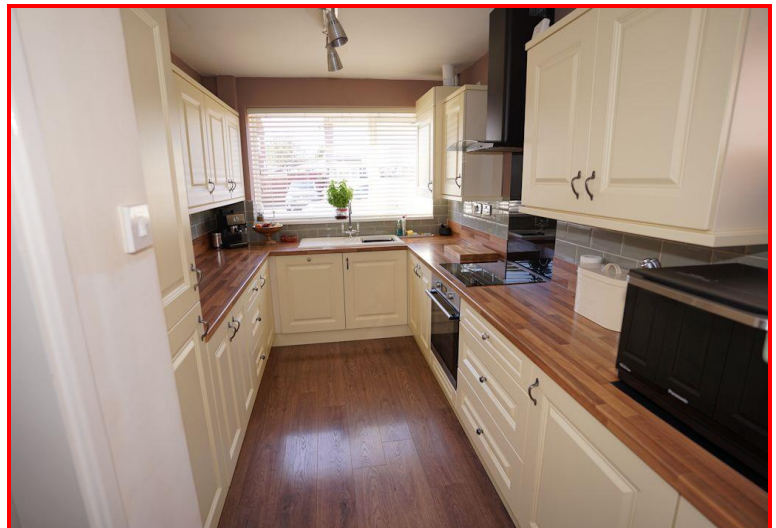
**BEDROOM ONE:** 3.56m x 2.26m (11' 8'' x 7' 5'') UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Built in double wardrobe. Door through to:

**EN-SUITE:** 2.18m x 1.37m (7' 2'' x 4' 6'') Comprises of shower, WC and wash hand basin. Obscure UPVC double glaze window to rear elevation. Ceiling spotlights. Central heating radiator.

**BEDROOM TWO:** 3.94m x 2.41m (12' 11'' x 7' 11'') UPVC double glaze window to side elevation. Ceiling light point. Central heating radiator. Eaves storage space.

**BEDROOM THREE:** 3.3m x 2.97m (10' 10'' x 9' 9'') UPVC double glaze window to front elevation. Ceiling light point. Central heating radiator.

**WC:** Comprises of a WC and wash hand basin. Obscure UPVC double glazed window to side elevation. Ceiling light point.





**OUTSIDE:** To the front there is space for off road parking. There is a walkway leading to a gate which opens up to the rear. The rear garden is mainly laid to patio with a garage to the left. There is a small shaped lawn. There is a hard standing for a timber store. There is a further patio which benefits from a Pergola which provides a covered seating and BBQ area which has the advantage of a power source for lighting and heating.

**DIRECTIONS** From our office proceed in a southerly direction along the A6 Leicester Road. At the second set of traffic lights, turn right on to Southfields Road and follow along as the road bends round to the right and then turn left on to Forest Road. Continue along Forest Road for a short distance until reaching the roundabout, taking the second exit and continuing on to Forest Road. Continue along Forest Road for some distance, taking a left turn on to Valley Road. Proceed along Valley Road as the road bends round to the right, taking the next right on to Priory Road. Once on Priory Road take the second right on to Melbreak Avenue, where Number 9 is located on the right.

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

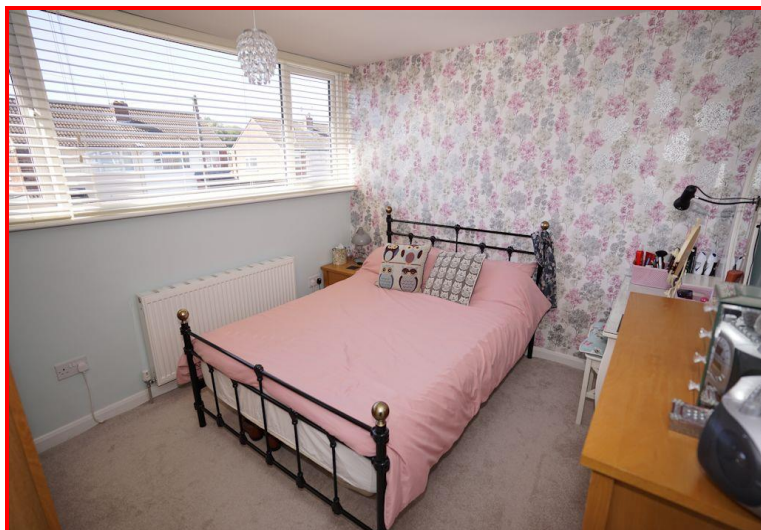
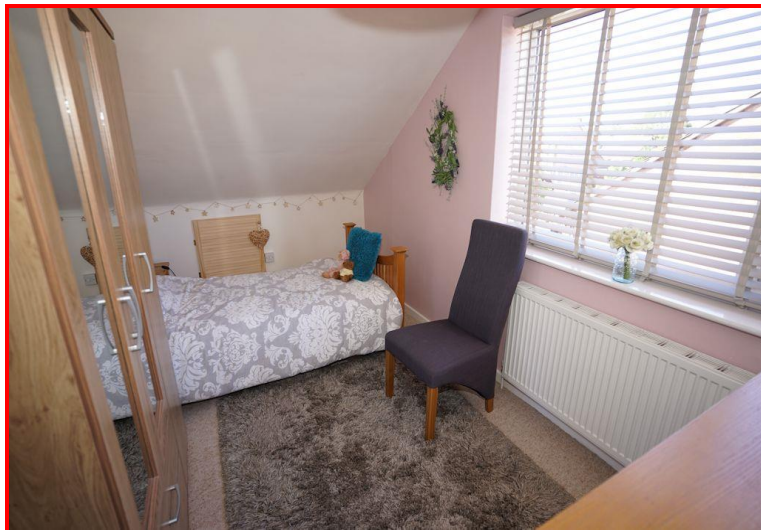
**LOCAL AUTHORITY** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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.

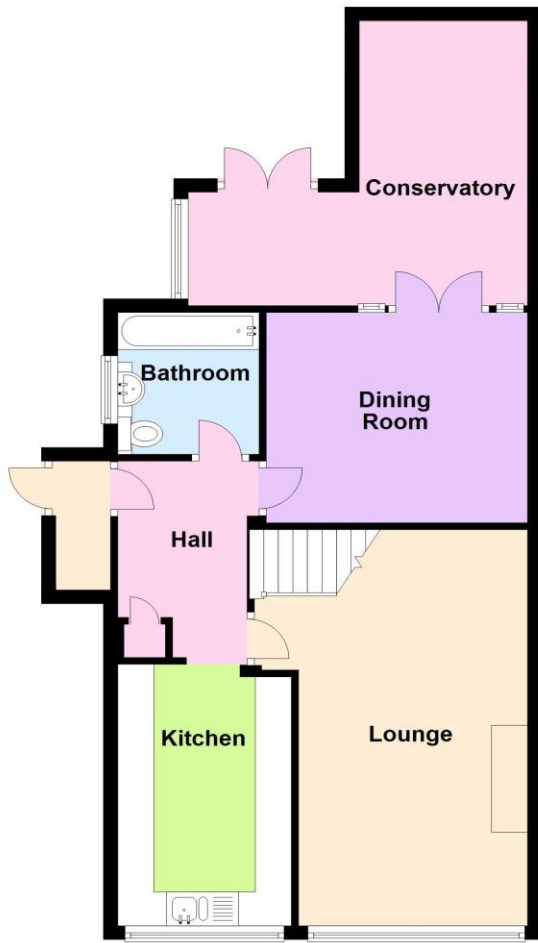
**MONEY LAUNDERING** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors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

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

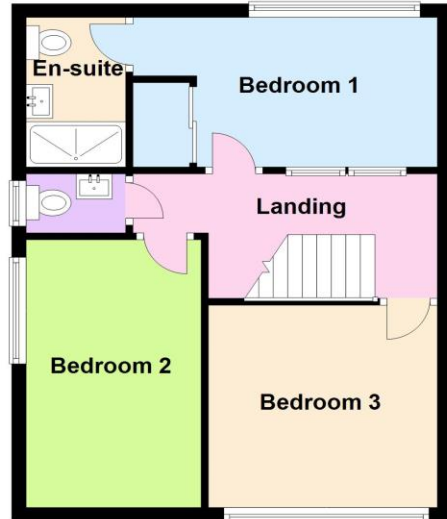
**IMPORTANT NOTE** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 11/09/2020. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



EPC GOES HERE