



**4 OLD MAIN ROAD, COSTOCK,  
LEICESTERSHIRE, LE12 6XF**



**PRICE: £349,950**

Freckeltons are pleased to offer for sale this detached bungalow in the popular village of Costock, which has not been on the open market in approximately 50 years. Situated on a plot approaching approximately half an acre, there is scope for improvement, extensions and potential rebuild - all subject to relevant planning permission. The Bungalow itself comprises of a large drive to the left and lawned garden to the front and extensive garden to the rear. Entrance porch leads into the kitchen, which has a dining room, lounge and conservatory off. To the rear, there is the sleeping accommodation which comprises of two double bedrooms, one with en-suite shower and WC, and a further single bedroom giving three bedrooms in total. There is also a separate family bathroom. In the rear garden, there are several outbuildings to include two garages and a spacious barn with inspection pit. Also a vegetable plot. The property must be viewed to appreciate the plot and potential that there is on offer. Energy Rating of F.

**THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

The property is accessed via the side from an entrance porch which then has a laundry room and a further room for space for a fridge freezer. The door leads into: -

**KITCHEN:** 3.23m x 3.25m (10'7" x 10'8")  
Comprises of a range of base and eye level units with roll edge worksurface, inset sink and side drainer. Space for oven, fridge and dishwasher. Double glazed window to the front and side elevation. Ceiling strip light. Doors to: -

**DINING ROOM:** 4.55m x 2.24m (14'11" x 7'4")  
Double glazed windows to the front and side elevation. Ceiling light point. Central heating radiator. Door through to the conservatory.

**LOUNGE:** 3.96m x 4.57m (12'0" x 15'0")  
Sliding patio door to the front leading to the conservatory. Glazed window to the side elevation. Four wall light points. Feature fireplace with open fire. Central heating radiator. Door to rear lobby.

**CONSERVATORY:** Brick built base and PVC frame with pitched perspex roof. Several power points. Laminate flooring.

**REAR LOBBY:** Ceiling light point. Central heating radiator. Loft access hatch. Doors through to: -

**BEDROOM 1:** 2.74m x 4.01m (8'0" x 13'2")  
Built-in wardrobes. Double Glazed window to the rear and side elevation. Ceiling light point. Central heating radiator.

**BEDROOM 2:** 3.3m x 3.23m (10'10" x 10'7")  
Double-glazed window to the rear elevation. Two ceiling light points. Central heating radiator. Door through to: -

**EN-SUITE SHOWER ROOM:** Comprises of WC and shower. Window to the side elevation.

**BEDROOM 3:** 3.1m x 3.23m (10'2" x 10'7")  
Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**FAMILY BATHROOM:** 2.72m x 1.45m (8'11" x 4'9")  
Comprises of a three piece suite to include bath, WC and wash hand basin. Ceiling downlight. Central heating radiator. Double-glazed window to the side elevation. Built-in cupboards.



**OUTSIDE:** The property sits on a plot approaching approximately half an acre with a large lawn to the front with mature trees and bushes. There is a tarmac driveway leading to the side leading past the entrance to the bungalow, wrapping around to the rear of the bungalow providing off-road parking for numerous vehicles or hardstanding for a caravan or motorhome. The rear garden is mainly laid to a long lawn with a vegetable patch towards the rear of the garden and further lawn beyond which leads to a garage with a wood store to the left hand side. Beyond the garage, there is a large barn which is approximately 47' x 38'11" (14.3m x 11.9m) with power lighting and full size inspection pit.



**SERVICES:** Electric and water are connected to the property. The central heating is gas fired. 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.

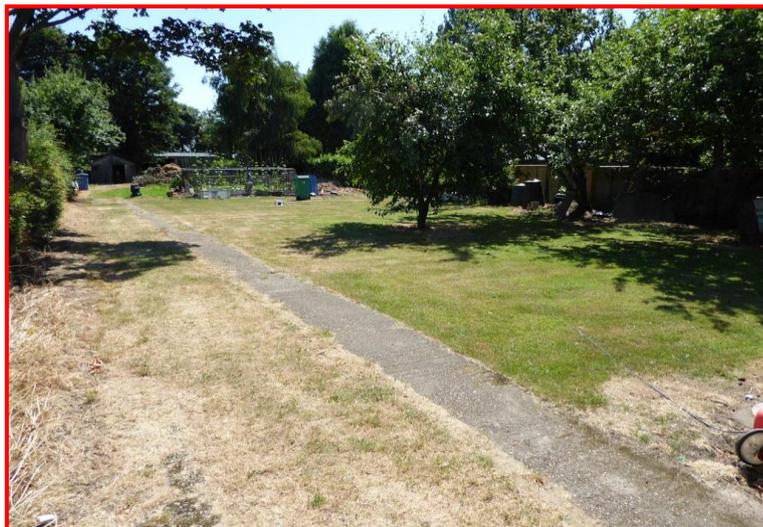
**LOCAL AUTHORITY:** Rushcliffe Borough Council, Rectory Road, West Bridgford, NG2 6BU, 0115 981 9911.

**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.

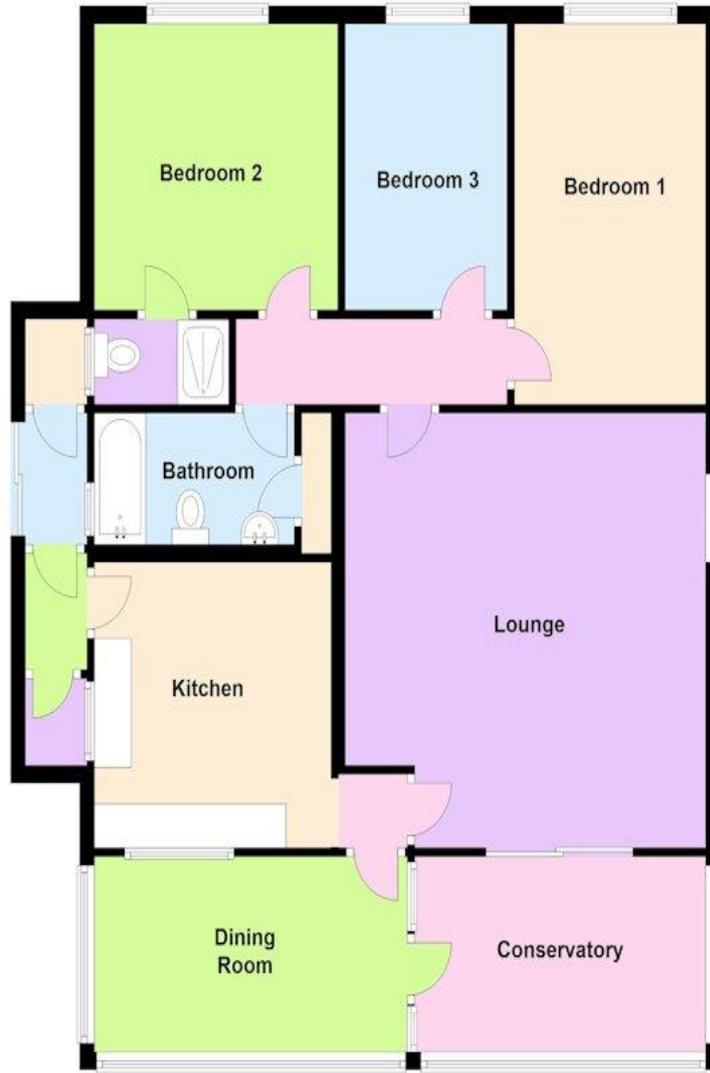
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors 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 6<sup>th</sup> July 2018. We are members of The Property Ombudsman scheme.



# Ground Floor



**Energy Performance Certificate**

4, Old Main Road, Costock, LOUGHBOROUGH, LE12 8XF

Dwelling type: Detached bungalow Reference number: 0420-2366-7701-8420-0541  
 Date of assessment: 25 July 2018 Type of assessment: Full/Partial existing dwelling  
 Date of publication: 27 July 2018 Total floor area: 77 m<sup>2</sup>

Use this document to:

- Compare current energy of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making recommended measures

**Estimated energy costs of dwelling for 3 years** **£ 4,815**

**Over 3 years you could save** **£ 2,748**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 18.00 over 3 years	£ 18.00 over 3 years	
Heating	£ 2,374.00 over 3 years	£ 1,562.00 over 3 years	£ 812.00 over 3 years
Hot Water	£ 1,423.00 over 3 years	£ 207.00 over 3 years	£ 1,216.00 over 3 years
<b>Totals</b>	<b>£ 4,815</b>	<b>£ 1,767</b>	<b>£ 3,048</b>

These figures show the most the average household would spend in this 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 renewable generation.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band C rating (65).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual households.

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

Recommended measures	Indicator cost	Typical savings over 3 years*
1) Thermal or additional insulation	£4,000 - £14,000	£ 624
2) Floor insulation (solid floor)	£4,000 - £8,000	£ 337
3) Double or triple glazing with low e glass	£10 - £20	£ 255

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

Do not put money into the recommended measures until you are sure you can take steps to save money, call www.gov.uk/energy-guidance for advice or call 0800 521 1234 (texted service only). \*This figure shows the energy savings you can expect to make over 3 years. It does not take into account the cost of the measures or the cost of the energy used to run the measures.