



DRAFT DETAILS

**50 PINFOLD GATE, LOUGHBOROUGH,
LEICESTERSHIRE LE11 1BG**



PRICE: £119,950

Set within walking distance of the town centre. This two bedroom Grade two listed cottage comes with various things for the town centre of off road parking. The cottage itself offers accommodation to include lounge, dining room, kitchen, utility room and cellar off the dining room. To the front floor, there are two bedrooms and a family bathroom. Outside space to the rear and permitted parking in the hospital car park to the rear. Energy rating D.

THINKING OF SELLING?

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RING FRECKELTONS on 01509 214564

Residential Sales

ACCOMMODATION:

Timber door gives access to:-

LOUNGE: 3.61m x 3.61m (11' 10'' x 11' 10'')
UPVC double-glazed window to the front elevation.
Ceiling light point. Central heating radiator. Timber effect laminated flooring. Door way through to:-

DINING ROOM: 3.33m x 2.69m (10' 11'' x 8' 10'')
Staircase rising off to the first floor accommodation.
Door with stairs leading down to Cellar. Single glazed window to the rear elevation. Ceiling light point.
Central heating radiator. Beams to ceiling. Door to:-

KITCHEN: 2.69m x 1.93m (8' 10'' x 6' 4'')
Comprises of a range of base and eye level units with inset sink and side drainer. Oven and hob. Extractor hood over. Ceiling light point. Window and door to the side elevation. Open arch to the:-

UTILITY ROOM: Comprises of a range of base and eye level units matching the kitchen. Space for fridge freezer, washing machine and tumble dryer. Single glazed window to the side elevation. Ceiling light point and central heating radiator.

FIRST FLOOR LANDING: Ceiling light point. Loft access hatch and internal doors to:-

BEDROOM ONE: 3.61m x 3.3m (11' 10'' x 10' 10'') Single glazed window to the front elevation. Ceiling point. Central heating radiator. Two built-in cupboards. Timber effect laminated flooring.

BEDROOM TWO: 3.51m x 1.96m (11' 6'' x 6' 5'')
Single glazed window to the rear elevation. Ceiling light point. Central heating radiator. featured fireplace.

FAMILY BATHROOM: Comprises of a three piece suite to include bath with shower attachment over. W.C. and wash hand basin. Obscure single glazed window to the rear elevation. Ceiling light point. Central heating radiator.

OUTSIDE: The property sits flush fronted to the pavement to the front and to the rear there is a raised seating area with strips and bushes. Gated access leads to the pedestrian walk-way which leads to the right down to the rear access. There is permitted parking in the hospital car park, which the vendor has enjoyed for the last 20 years.



SERVICES: All 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.

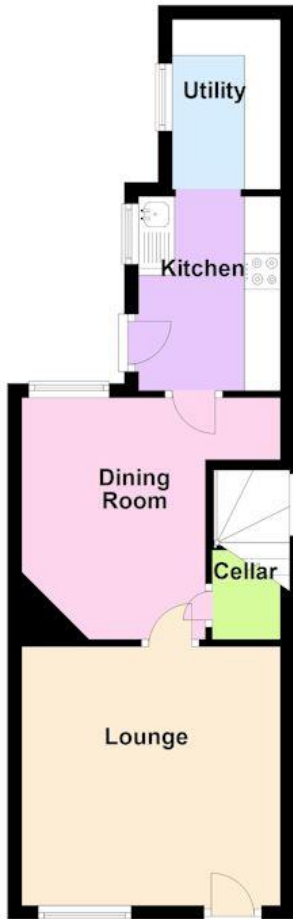
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being 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 16/04/2019. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate



50, Pinfold Gate, LOUGHBOROUGH, LE11 1BG
 Dwelling type: Mid terrace house
 Date of assessment: 09 May 2019
 Date of certificate: 11 May 2019
 Reference number: 8921-7425-6490-3411-1906
 Type of assessment: Standard existing dwelling
 Total floor area: 69 m²

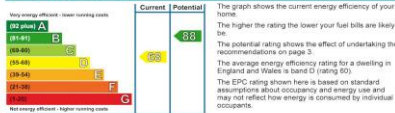
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,935
Over 3 years you could save	£ 488

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 1,515 over 3 years	£ 1,167 over 3 years	You could save £ 488 over 3 years
Hot Water	£ 246 over 3 years	£ 158 over 3 years	
Total	£ 1,935	£ 1,449	

These figures show how much 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 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 Internal or external wall insulation	£4,000 - £14,000	£ 312
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
3 Draught proofing	£80 - £120	£ 30

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

