



## **DRAFT DETAILS**

**24 PIPER CLOSE, SHEPSHED, LOUGHBOROUGH,  
LEICESTERSHIRE, LE12 9TF**



**PRICE: £134,950**

The modern spacious two bedroom mid-terrace set on the outskirts of the village of Shepshed with access to the countryside, BMX park and children's play park within a few minutes' walk away. The property itself has accommodation which includes entrance hall, lounge and breakfast kitchen to the ground floor, two double bedrooms and family bathroom to the first floor. With gardens to both the front and rear and garage in the block to the rear of the property. The property would suit first time buyer or those currently looking at the Buy To Let investment market. Energy Rating D.

### **THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** Door leading into: -

**LOUNGE:** 4.9m x 3.61m (16' 1" x 11' 10") Double-glazed window to the front elevation. Two ceiling light points. Central heating radiator. Staircase rising off to the first floor accommodation. Electric fire. Door through to: -

**KITCHEN:** 3.61m x 2.62m (11' 10" x 8' 7")  
Comprising of a range of base and eye level units with roll edge work surface. Inset 1½ bowl sink with side drainer. Built-in gas oven and electric hob. Extractor hood over. Space for washing machine. UPVC double-glazed window to the side elevation. Ceiling light point. Door to the rear leading to the garden.

**FIRST FLOOR LANDING:** Ceiling light point.  
Doors to: -

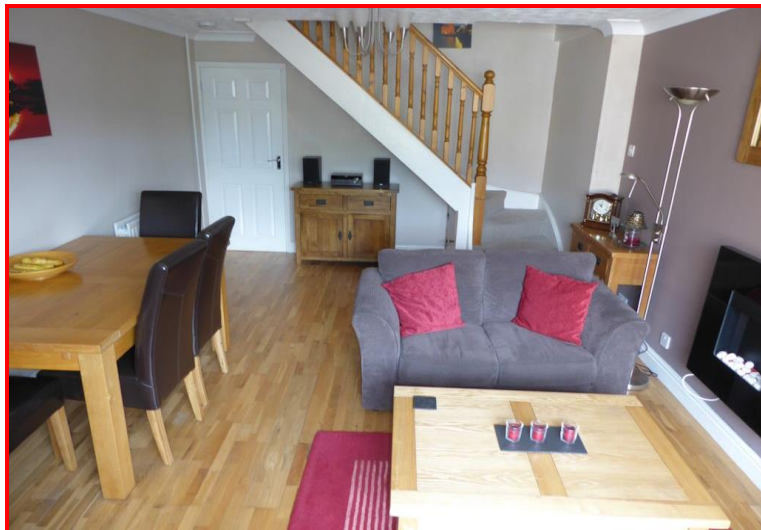
**BEDROOM 1:** 3.61m x 3.18m (11' 10" x 10' 5")  
Double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

**BEDROOM 2:** 3.61m x 2.62m (11' 10" x 8' 7")  
Double-glazed window to the rear elevation. Central heating radiator.

**FAMILY BATHROOM:** Comprises of three piece suite to include bath with shower attachment over, WC and wash hand basin. Central heating radiator.

**OUTSIDE:** To the front, there is a low maintenance gravelled area with stepping stones leading to the UPVC double-glazed front door. To the rear, the garden is mainly laid to lawn with slabbed area to the left hand side leading to the rear where there is an access gate leading to the property's garage which can be found in the block.

**DIRECTIONS:** From our office, proceed in a southerly direction along the A6/Leicester Road. At the first set of traffic lights, turn right onto Southfield Road. At the bottom of Southfield Road, follow the road round to the right and then to the left onto Forest Road, then continue along to the traffic island junction with Epinal Way. Take the fourth exit onto Epinal Way and continue past the university, taking the first exit on the traffic island junction onto A512/Ashby Road. Continue along the A512/Ashby Road through the centre of Shepshed and shortly after leaving the village, turn right onto Tickow Lane. Continue along Tickow Lane for some distance. This eventually turns into Oakley Road and towards the bottom of the road, turn right onto Field Avenue and then right onto Pipers Close where Number 24 can be located towards the end of the cul-de-sac on the right hand side.



**SERVICES:** All services are connected. 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.

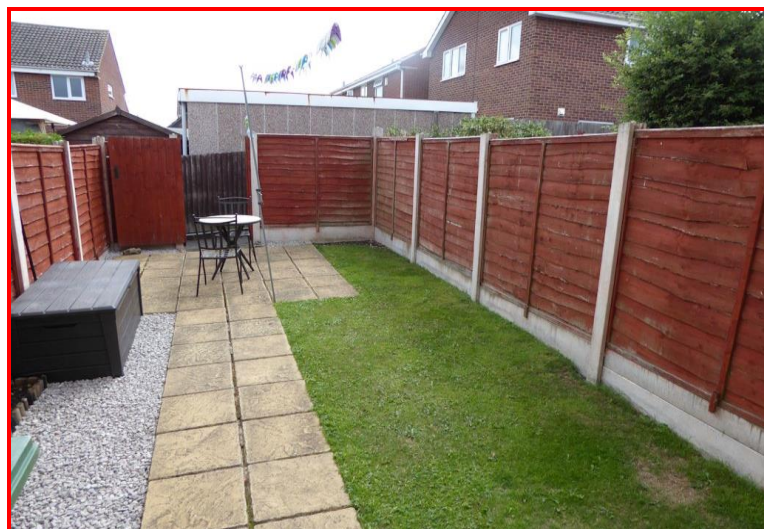
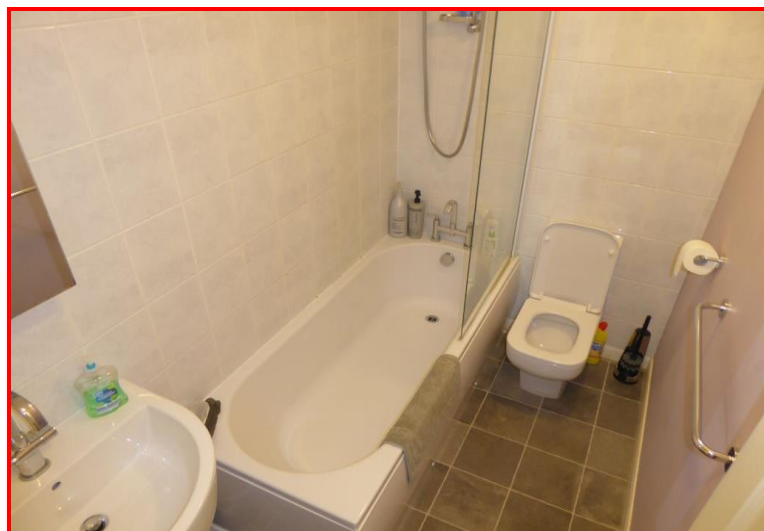
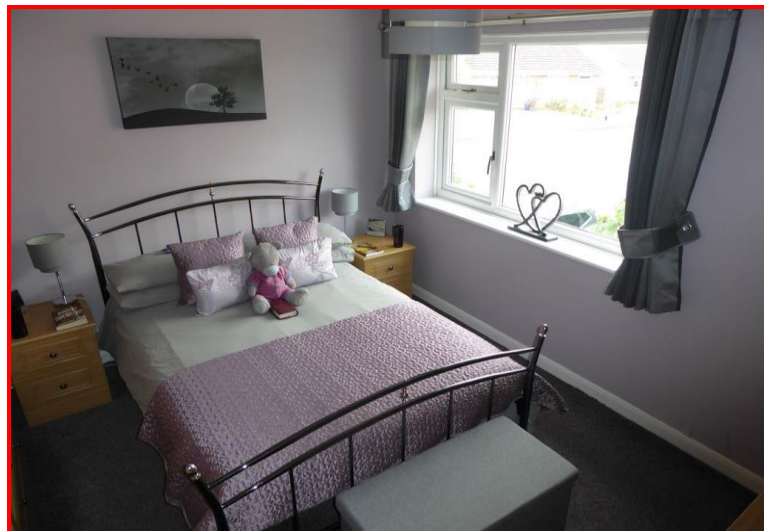
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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.

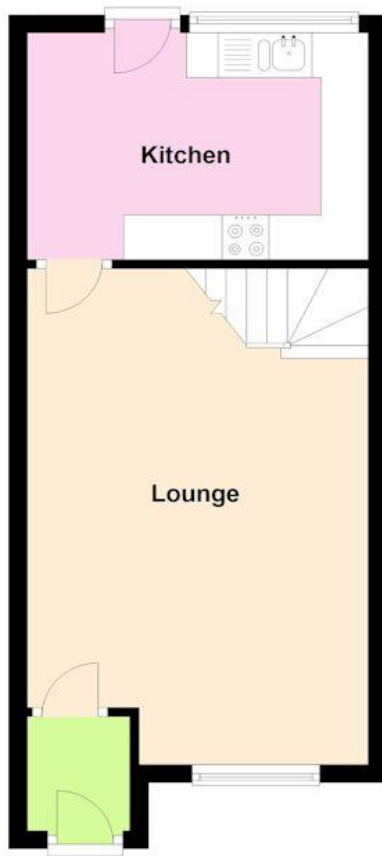
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors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

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

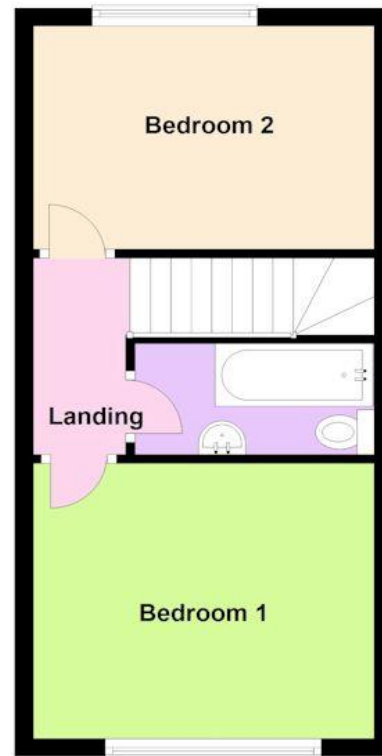
**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set 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 30/08/18. We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor



### Energy Performance Certificate



24, Piper Close, Shepshed, LOUGHBOROUGH, LE12 9TF

Dwelling type: Mid terrace house Reference number: 8395-7422-3000-2368-0992  
Date of assessment: 18 February 2015 Type of assessment: RUSAF existing dwelling  
Date of certificate: 14 April 2015 Total floor area: 62 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

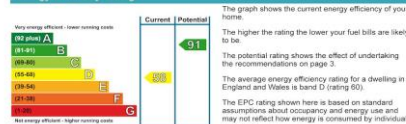
**Estimated energy costs of dwelling for 3 years:** £ 2,604  
**Over 3 years you could save:** £ 1,296

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 138 over 3 years	£ 138 over 3 years
Heating	£ 1,317 over 3 years	£ 965 over 3 years
Hot Water	£ 1,149 over 3 years	£ 204 over 3 years
<b>Totals</b>	<b>£ 2,604</b>	<b>£ 1,308</b>

**You could save £ 1,296 over 3 years**

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 Cavity wall insulation	£500 - £1,000	£ 120
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 66
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 637

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

To find out more about the recommended measures and how you could take action today to save money, visit [www.gov.uk/energy-grants-calculator](http://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.

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