



**3 RALPH CLOSE, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 3GG**



**PRICE: £412,500**

Freckeltons are delighted to offer this desirable four bedroom detached house in the sought after forest side of Loughborough. Tucked away in the corner of a small cul-de-sac, this spacious property offers a generous sized lounge with a bay window to the front and an ornamental fireplace and double doors leading through to the dining room. Off the dining room is there is a brick based conservatory that overlooks and has access to the rear garden. To the rear of the property is the breakfast kitchen which overlooks the garden and has a utility off. There is also a study room and downstairs W.C. accessible off the entrance hall. To the first floor, the master bedroom is at the front of the house with an en-suite off which comprises of a walk in shower, a wash hand basin, and W.C. There is another double bedroom at the rear of the property which overlooks the garden and there are also two more bedrooms as well as the family bathroom. All four bedrooms benefit from built in wardrobes. Outside to the rear it is mainly laid to lawn with a variety of plants and shrubs to the borders. To the front there is a large block paved driveway which offers plenty of off road parking. There is a double garage which has electricity to it as well as an electrical car charger point and also gives access to the rear garden. Being close to local commuter routes, schools and amenities as well as being in walking distance to Outwoods, this property must be viewed to appreciate the location and the size on offer. Energy rating C.

**THINKING OF SELLING?**  
**For a FREE VALUATION of your property without obligation**  
**RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** Staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Central heating thermostat. Alarm control panel. Internal doors leading through to :-

**WC:** WC. Wash hand basin. Ceiling light point. Double glazed windows to the side elevation and central radiator.

**STUDY:** 2.31m x 2.08m (7'7" x 6'10") Double Glazed window to the front elevation, Ceiling Light Point, Central heating radiator.

**LOUNGE:** 4.88m x 3.4m (16'0" x 11'2"). Walk-in bay window to the front elevation. Further double glazed windows to the side. Two ceiling light points. Two central heating radiators and double glazed windows. Double doors through to:-

**DINING ROOM:** 3.43m x 3.25m (11'3" x 10'8"). Ceiling light point. Central radiator. Single doors and matching side lights through to the: -

**CONSERVATORY:** Brick base with PVC frame and perspex roof. Double doors to the side opening onto the rear garden.

**BREAKFAST KITCHEN:** 4.5m x 3.53m (14'9" x 11'7") Comprising of a range of base and eye level units with roll edge work surface. Inset 1½ bowl sink to increase side drainer and tap over. Integrated dishwasher and fridge. Space for oven. Two UPVC double glazed windows to the rear elevation. Two ceiling light points. Door to understairs storage cupboard.

**UTILITY ROOM:** Comprising of a range of base and eye level units with worksurface. Space for larder style fridge freezer and washing machine. Ceiling light point. Extractor fan. Door opening onto the side lobby.

**LANDING:** UPVC double glazed window to the front of the elevation. Ceiling light point. Central heating radiator. Loft access hatch. Airing cupboard housing the property's pre-lagged immersion cylinder and storage shelving. Further internal doors give access to:-

**BEDROOM 1:** 3.51m x 3.53m (11' 6" x 11' 7"). UPVC double-glazed windows to the front elevation. Ceiling light point. Central heating radiator. Built-in double wardrobe. Door through to: -

**EN-SUITE SHOWER ROOM:** Comprises of three piece which includes walk-in shower, WC and wash hand basin. Ceiling light point. Central radiator. Obscure UPVC double glazed window to the side elevation.

**BEDROOM 2:** 3.6m x 3.1m (11'8" x 10'2). UPVC double glazed windows to the rear elevation. Ceiling light point. Central heating radiator. Built-in double wardrobe.

**BEDROOM 3:** 2.97m x 2.57m (9'9" x 8'5"). UPVC double glazed windows to the front rear elevation. Ceiling light point. Central heating radiator. Built-in double wardrobe.

**BEDROOM 4:** 3.12m x 2.29m (10' 3" x 7' 6"). UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built-in wardrobe.

**BATHROOM:** Comprises of a three piece suite to include a corner shower cubicle, WC and wash hand basin inset to vanity units. Two double glazed windows to the rear elevation. Ceiling light point. Central heating radiator. Heating ladder effect towel rail.



**OUTSIDE:** To the front, there is a large block paved driveway providing off road parking for numerous vehicles. Shaped lawn to the left hand side of the property where there is access to the rear. To the right hand side of the property, there is a double garage which is 5.6m x 5.8m (18'3" x 19") which has electric up and over door, an electrical car charger point, power lighting and eave storage. To the left hand side, there is a further door which leads into the lobby, which leads through to the rear garden. Personal access door to the garage. To the rear, it is mainly laid to a lawn with a variety of plants and shrubs to borders.

**DIRECTIONS:** From our office, proceed in a southerly direction along the A6 Leicester Road. At the first set of the traffic lights, turn right onto Southfields Road. Continue on Southfields Road, following the road around to the right hand side to the left of Forest Road. Continue on Forest Road over the traffic island junction with Epinal Way and proceed for some distance along Forest Road. Shortly after Forest Road turns into Nanpantan Road, take the left hand turn into Nanpantan Sports Ground. Take the almost immediate left onto Ralph Close. Follow the road round to the right and then turn right into the end of the cul-de-sac where Number 3 could be located on to the left hand side.

**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.

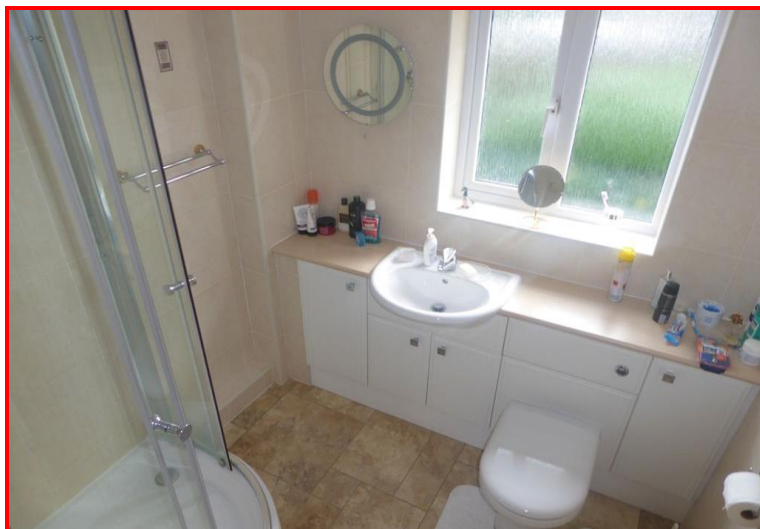
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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.

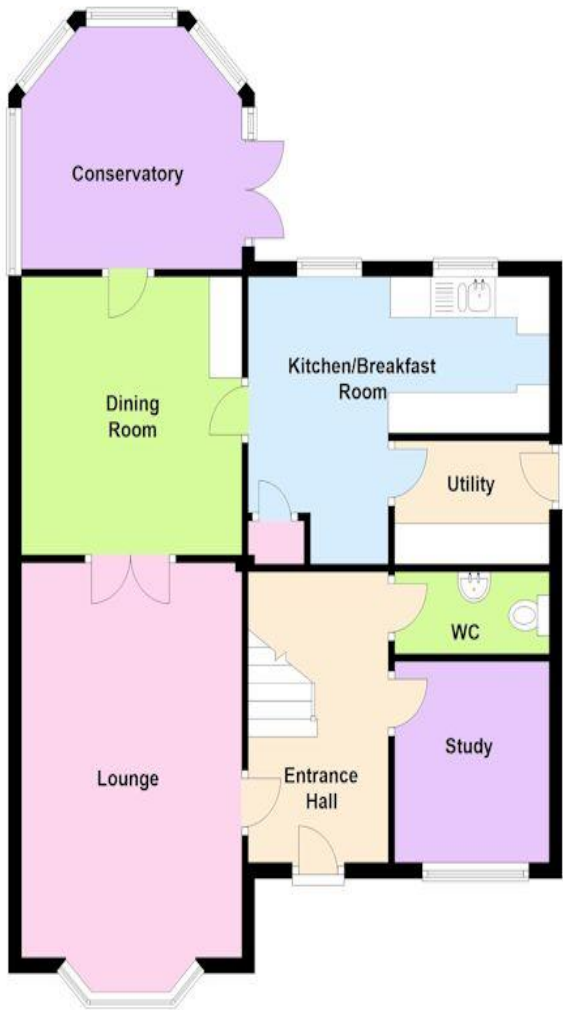
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors 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 19/12/2017. We are members of The Property Ombudsman scheme.



### Ground Floor



### First Floor



**Energy Performance Certificate**

4, Maple Close, LONDON/ROXLEY LE11 3DD

Building type: Detached house Reference number: 0178 6056 7336-000-0070  
 Date of assessment: 03 January 2018 Type of assessment: Standard building  
 Date of certificate: 03 January 2018 Total floor area: 122 m<sup>2</sup>

See this document for:  
 \* Current energy ratings of properties to see who compares as more energy efficient  
 \* Fuel and energy use and greenhouse gas emissions by building improvement measures

**Estimated energy costs of heating for 3 years:** **£2,739**  
**Over 3 years you could save: £190**

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£240 over 3 years	£240 over 3 years	
Heating	£2,100 over 3 years	£1,910 over 3 years	
Hot Water	£400 over 3 years	£220 over 3 years	
<b>Total</b>	<b>£2,740</b>	<b>£2,370</b>	<b>Save £370 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water over a 3 year period based on energy prices and typical householders. This includes energy used for heating appliances like TVs, computers and consoles, and electricity generated by microgeneration.

**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 recommended measures on page 7. The average energy efficiency rating for a dwelling in England and Wales is level 3 (69).

The EPC rating shown here is based on standard assumptions about the property and energy use and does 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	Indicative cost	Typical savings over 3 years	Available with Green Deal?
1 Repair boiler with new condensing boiler	£1,200 - £1,500	£360	
2 Solar water heating	£4,000 - £5,000	£120	
3 Solar photovoltaic panels (2.4 kW)	£1,000 - £3,000	£600	

To find out more about the recommended measures and how you can claim help to pay for them, visit [www.energy.gov.uk](http://www.energy.gov.uk). For more information on the Green Deal, visit [www.green-deal.gov.uk](http://www.green-deal.gov.uk).

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