



DRAFT DETAILS

**13 RECTORY ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 1PL**



PRICE: £228,950

Situated within walking distance of Loughborough's town centre, this three bedroom mid-terraced house also benefits from having easy access to Loughborough Train Station as well as a local primary school. In brief, the accommodation comprises of a Lounge, Dining Room and Kitchen benefitting with access to the Cellar to the ground floor. To the first floor there are two double Bedrooms and a single Bedroom and a Shower Room to the first floor. Outside there is on-street permit parking and a small yard to the front. A shared alleyway leads to the rear where there is an outside toilet and brick built outhouse. A patio sits immediately to the rear and then there is a lawned area with planting borders to the side and rear. Viewing is advised to appreciate the space and location of the property on offer. 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: Staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Internal doors giving access to: -

LOUNGE: 3.61m x 2.87m (11' 10" x 9' 5") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

DINING ROOM: UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Internal door leads through to:

KITCHEN: 5.0m x 2.52m (16' 5" x 8' 3") Comprising of a matching range of base and eye level units with roll edge work-surface with inset sink with side drainer and mix tap over. Space and plumbing for washing machine. Freestanding oven and fridge freezer. Two UPVC double-glazed windows to the side elevation. Timber stable door to the rear elevation. Ceiling downlight. Central heating radiator. Housing the property's combination boiler. Internal door leads down to the cellar where the consumer unit is located.

LANDING: Two ceiling light points. Built-in storage cupboard. Internal doors giving access to:

BEDROOM 1: 4.29m x 3.63m (14' 1" x 11' 11") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Picture rail. Built-in storage cupboard.

BEDROOM 2: 3.94m x 2.62m (12' 11" x 8' 7") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 3: 2.52m x 2.24m (8' 3" x 7' 4") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

SHOWER ROOM: Comprises of a three piece suite to include shower cubicle, WC and wash hand basin. UPVC double-glazed obscure window to the side elevation. Two ceiling light points. Ladder effect central heating radiator. Extractor fan.

OUTSIDE: To the front, there is a retaining wall which leads through to the garden, which is mainly laid to a planting border to the right hand side. A walkway leads up to the entrance porch, which gives direct access via a timber door to the entrance hall. To the right hand side, there is a shared alleyway, which leads down to the rear garden. With a patio area to the immediate rear of the property and two outbuildings, one housing a WC and the other providing storage. Several steps down passing a planting border to the right hand side and this leads down to the lawn, which forms the remainder of the garden. There are planting borders to the side and to the rear. The garden is enclosed by a mixture of panel fencing and brick walling. Outside light point and water tap.



DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester Road and at the first set of traffic lights, turn left onto the bypass. Following the road round to the left and continue along to a 'T' junction with Bridge Street and at the first set of traffic lights, turn left onto Bridge Street. Take the second right hand turn onto Rectory Road where Number 13 can be located towards the bottom of the road on the left hand side. Please note that there is permit parking at the front and whilst visiting the property, prospective tenants are advised not to park, otherwise they will end up with a fine.

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

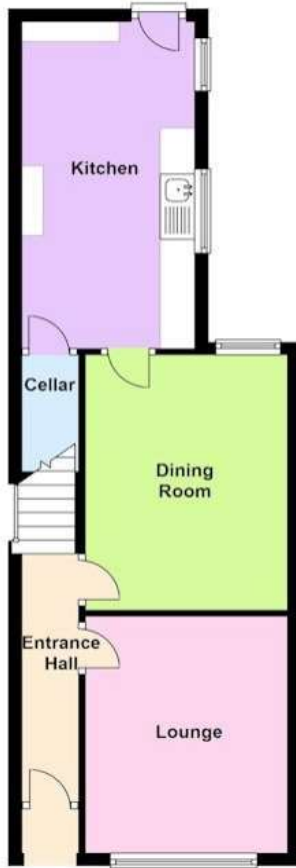
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors 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 28th January 2022. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor

