



**105 ROTHLEY ROAD, MOUNTSORREL,
LEICESTERSHIRE, LE12 7JT**



PRICE: £324,950

An exciting opportunity to purchase this period property which was formerly used as a petrol station and working vehicle repair unit. There is currently outline planning permission on the rear garden for a detached single storey dwelling, planning permission number: P/18/0858/2. The property itself comprises of an entrance hall with cellar off, lounge, dining room and breakfast kitchen. To the first floor, there are three double bedroom and further single bedroom and separate family shower room. Outside, there is currently a large forecourt and separate workshop (if purchased for development, these would need to be removed). Palisaded garden to the front and good size garden to the rear with outbuildings. For further information regarding the outline planning, please contact the office. Energy Rate of E.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH: Timber door which leads to:

ENTRANCE HALL: Staircase rising off to the first floor accommodation from original stone tiled flooring. Ceiling light point. Central heating radiator. Door to rear lobby. Further doors off lead through to:

REAR LOBBY: Door leading to outside. Door to cellar. Door to kitchen.

LOUNGE: 3.28m x 3.63m (10' 9" x 11' 11") Walk-in bay window to the front elevation. Double-glazed window to the side elevation. Ceiling light point. Two central heating radiators.

DINING ROOM: 3.28m x 3.94m (10' 9" x 12' 11") Two double-glazed windows, one to the side and one to the rear elevation. Ceiling light points. Central heating radiator. Feature fireplace.

KITCHEN: 3.23m x 3.2m (10' 7" x 10' 6") Comprises of a range of base and eye level units with worksurface. Inset sink with side drainer, oven and hob. Space for washing machine. Double-glazed window to the side elevation. Ceiling striplight. Central heating radiator. Fireplace alcove.

FIRST FLOOR LANDING: Ceiling light point. Built-in cupboard. Internal doors giving access to: -

BEDROOM 1: 3.66m x 3.4m (12' 0" x 11' 2") Double-glazed window to the front and side elevation. Ceiling light point. Central heating radiator.

BEDROOM 2: 3.91m x 3.63m (12' 10" x 11' 11") Double-glazed window to the side and rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 3: 2.29m x 3.1m (7' 6" x 10' 2") Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built-in storage cupboard.

BEDROOM 4: 2.67m x 1.75m (8' 9" x 5' 9") Double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

FAMILY BATHROOM: Comprises of a wet room style with walk-in shower cubicle, WC and wash hand basin. Double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

OUTSIDE: To the front, there is a small pallisaded garden which leads to the property's front door via the entrance porch. To the back and side, there is the old forecourt which provides off-road parking for numerous vehicles. This in turn leads to the workshop, which is 34'5" x 19'4" with personal access door to the rear. A gate to the left hand side leads to the rear garden which is mainly laid to lawn with two brick outhouses attached to the rear of the property. Planting borders and a honeysuckle archway leads through to the rear of the garden where there is a potential building plot, planning permission number: P/18/0858/2. For further information, please visit

www.charnwoodboroughcouncil.co.uk/planningexplorer.



PURCHASER'S NOTE: The property is subject to outline planning permission to the rear where there is outline planning for a detached single storey dwelling. The design is subject to full planning application and building regulations. Further information can be found by visiting Charnwood Borough Council. There are site plans and further information available from the Freckeltons office. Please email sales@freckeltons.com for copies of this information. Please note that the property is being sold as a whole and the plot is not available separate to the house.

DIRECTIONS: From our office, proceed in a southerly direction on the A6/Leicester Road and continue out of Loughborough town centre. Upon reaching the traffic island junction with the bypass, take the first exit onto the bypass and continue for some distance. After passing the traffic island junction, take the second exit as sign-posted for Mountsorrel and Rothley. Continue on the off ramp and at the traffic island junction, take the third exit back over the bypass and when reaching the traffic island junction, take the third exit as sign-posted for Mountsorrel. Continue along, taking the second left hand turn onto Linkfield Road and continue along to the 'T' junction, turning right onto Rothley Road where after passing the Co-Op on the right hand side, Number 105 can be located easily identified by our 'For Sale' board.

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.

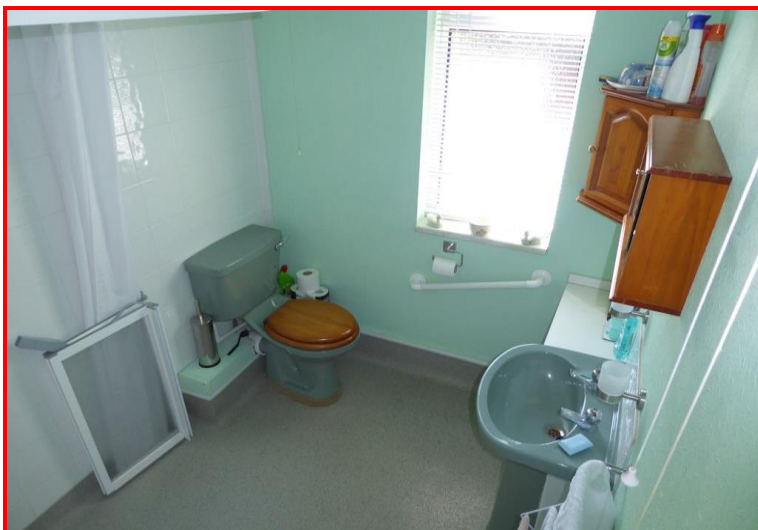
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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 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 10th July 2018. We are members of The Property Ombudsman scheme.



Ground Floor

First Floor



Energy Performance Certificate

105, Rabby Road, Mountsteele, LOUGHBOROUGH, LE12 7JT

Dwelling type: Semi-detached house Reference number: 0610-3024-7322-0228-5165
 Date of assessment: 24 July 2018 Type of assessment: RUSAP existing dwelling
 Date of certificate: 27 July 2018 Total floor area: 117 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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 5,181

Over 3 years you could save: £ 1,944

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 242 over 3 years	£ 242 over 3 years	
Heating	£ 4,537 over 3 years	£ 2,710 over 3 years	
Hot Water	£ 381 over 3 years	£ 210 over 3 years	
Totals	£ 5,161	£ 3,232	You could save £ 1,944 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 music, 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 D rating (60).

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 occupants.

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	£ 1,056
2 Floor insulation (suspended floor)	£900 - £1,200	£ 237
3 Draught proofing	£50 - £100	£ 98

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

To find out more about the recommended measures and other advice you could take today to save money, visit www.gov.uk/energy-grants-savings or call 0800 133 1234 (texted) national rate. The green star only applies if you make your home warmer and cheaper to run.

