



**DRAFT DETAILS**

**10 SUTHERS ROAD, KEGWORTH,  
DERBYSHIRE, DE74 2DE**



**PRICE: £185,000**

A deceptively spacious 2/3 bedroom detached bungalow in this popular location in Kegworth. The accommodation comprises of an entrance hall with storage cupboard off, lounge, fitted kitchen, two bedrooms and family bathroom. Several steps leads to lower ground floor where there is a lobby with storage cupboard off and leads into bedroom 3/dining room/sun room with double doors looking over the garden. To the front, there is off road parking and attached garage and to the rear, there is a garden with lawn and patio. Energy Rating D.

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**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** Storage cupboard to the right housing the property's Ideal Logic central heating boiler and providing useful storage space. Ceiling light point. Central heating radiator. Doors through to: -

**KITCHEN:** 2.85m x 2.95m (9' 4" x 9' 8") Comprises of a matching range of base and eye level units with roll edge worksurface with inset stainless steel sink and side drainer. Space and plumbing for washing machine, oven, fridge and separate freezer. Chimney style extractor hood over the oven recess. Ceiling striplight.

**LOUNGE:** 5.49m x 3.66m (17' 0" x 12' 0") Double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Feature fireplace with timber surround.

**INNER HALLWAY:** Loft access hatch. Light point. Radiator. Steps leading down to lower ground floor. Internal doors leading through to: -

**FAMILY BATHROOM:** Comprises of a three piece suite to include panelled bath with shower attachment over, WC and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Full height tiling to all walls.

**BEDROOM 2:** 2.85m x 2.24m (9' 4" x 7' 4") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**MASTER BEDROOM:** 3.63m x 2.72m (11' 11" x 8' 11") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

## LOWER GROUND FLOOR

**LOBBY:** With recessed storage area. Light point. Door through to: -

**DINING ROOM/BEDROOM 3:** 5.06m x 2.36m (16' 7" x 7' 9") UPVC double-glazed patio doors overlooking the garden. Ceiling light point. Central heating radiator. Timber effect laminate flooring.

**OUTSIDE:** To the front, there is walkway to the right hand side leading to the property's detached single garage with up and over door. Shaped lawn to the left hand side with planting borders joining the pavement. Steps down the left hand side leads to gated access, which leads past the entrance hall to the rear garden, passing outside water tap. To the rear, there is a small patio area with steps leading down to the remainder of the garden and slope to the left hand side. Further hardstanding/patio area. Shaped lawn with planting borders to the left and to the rear. Garden is enclosed by panelled fencing to either side and a well-stocked border to the rear.



**DIRECTIONS:** From our offices, proceed on the A6 in a northerly direction and at the first set of traffic lights, turn left onto the bypass. Follow the road around and at the 'T' junction with Derby Road, turn right at the set of traffic lights. Continue along the A6 for some distance passing through the village of Hathern. Upon entering the village of Kegworth, proceed through the village, taking the last left hand turn onto Broadhill Road and take the second right onto Suthers Road where the bungalow can be located on the right hand side and is 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:** North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville, LE67 3FJ, 01530 454545.

**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.

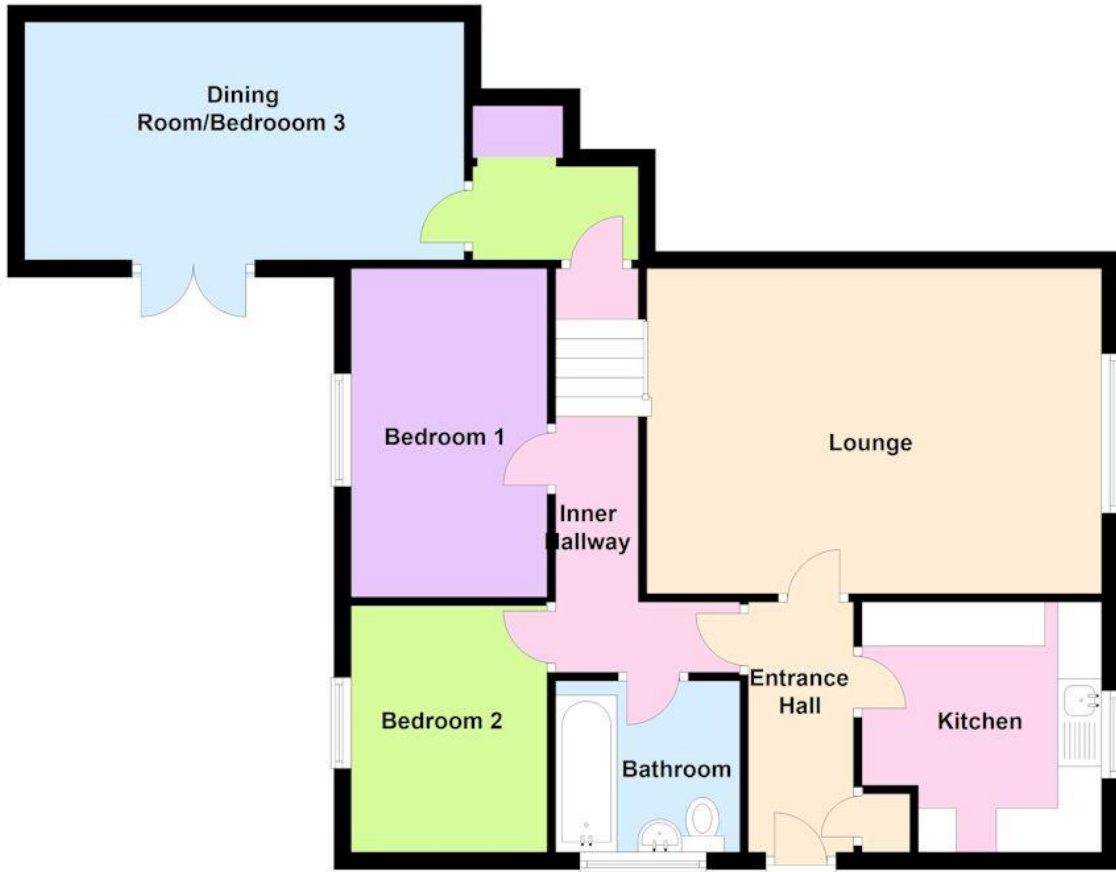
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors 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 02/06/2017. We are members of The Property Ombudsman scheme.



## Ground Floor



**Energy Performance Certificate** HM Government

10, Suthers Road, Kegworth, DERBY, DE14 2DE

Dwelling type: Detached bungalow      Reference number: 8305-8055-4229-5427-9533  
 Date of assessment: 25 May 2017      Type of assessment: REGAP existing dwelling  
 Date of certificate: 25 May 2017      Total floor area: 73 m<sup>2</sup>

Use this document to:

- Compare current energy costs of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,445</b>
<b>Over 3 years you could save</b>	<b>£ 568</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 2,010 over 3 years	£ 1,515 over 3 years	<div style="background-color: #27ae60; color: white; padding: 5px; display: inline-block;">                     You could save <b>£ 568</b> over 3 years                 </div>
Hot Water	£ 265 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 2,445</b>	<b>£ 1,957</b>	

These figures show how much the average household would expect to spend on 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 micro-generation.

**Energy Efficiency Rating**

Very energy efficient (best performing) A  
B  
C  
D  
E  
F  
G  
Not energy efficient (worst performing)

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	Available with Green Deal
1. Flat roof or sloping ceiling insulation	£900 - £1,500	£ 162	🟢
2. Floor insulation (suspended floor)	£600 - £1,200	£ 183	🟡
3. Floor insulation (solid floor)	£4,000 - £8,000	£ 93	🔴

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

For more information on recommended measures and the actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 8000 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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