



## DRAFT DETAILS

KNIGHTTHORPE ROAD, LOUGHBOROUGH, LEICESTERSHIRE



**£205,000**

This three bedroom semi-detached property has much to offer. The space comprises of a Lounge, Kitchen/Dining room, and a W/C. To the first floor includes three bedrooms, and a family bathroom. There is a garden and garage to the rear of the property. This house is located within vicinity of the Loughborough Town centre, local commuter routes and the Loughborough University. Energy Performance Rating D.

### THINKING OF SELLING?

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

**Residential Sales**

**ENTRANCE HALL:** UPVC double glazed obscure glass, ceiling light point and staircase leading to the first floor.

**LOUNGE:** 4.52m x 3.56m (14' 10" x 11' 8") UPVC double glazed bay window, ceiling light point, fireplace and central heating radiator.

**DINING/KITCHEN:** 3.35m reducing to 1.78m x 4.37m reducing to 2.64m (11' 0" reducing to 5' 10" x 14' 4" reducing to 8' 8") Base and wall mounted units consisting of an oven/gas hob, washing machine, dryer and dishwasher. UPVC double glazed window facing the rear, ceiling light point and gas central heating radiator.

**W. C:** Hand wash basin, ceiling light point and UPVC double glazed obscure window facing the rear garden.

**LANDING:** Ceiling light point and access to all bedrooms and main bathroom.

**BEDROOM ONE:** 3.25m x 2.95m (10' 8" x 9' 8") UPVC double glazed window facing rear, ceiling light point and gas central heating radiator.

**BEDROOM TWO:** 3.96m x 2.92m (13' 0" x 9' 7") UPVC double glazed window facing front, ceiling light point and gas central heating radiator.

**BEDROOM THREE:** 2.74m x 2.54m (9' 0" x 8' 4") UPVC double glazed window facing the front, ceiling light point and gas central heating radiator.

**BATHROOM:** Comprises of a bath with shower over, hand wash basin, W/C, ceiling light point and UPVC double glazed obscure window facing the rear of the property.



**SERVICES:** Property is connected to gas, water and electricity mains. 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 19<sup>th</sup> December 2024. We are members of The Property Ombudsman scheme.





**Energy performance certificate (EPC)**

73, Kingsbridge Road LONDON BOROUGH SE13 5AF	Energy rating <b>D</b>	Valid until: 20 July 2028 Certificate number: 2346-7034-G213-4368-2970
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Property type: end-terrace house  
Total floor area: 73 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-property).

**Energy rating and score**  
This property's energy rating is D. It has the potential to be C.  
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.  
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

