

DRAFT DETAILS

**HERRIOT WAY, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 4RW**



£ 229,950

A well presented three bedroom semi detached property situated within close proximity to local supermarket and easy access to commuter routes and schooling. The property comprises of an entrance hall with fitted kitchen off to the left with numerous integrated appliances. To the rear there is a lounge/dining area with conservatory off which overlooks the rear garden. To the first floor there are three bedrooms and a fitted bathroom suite. With gardens to the front and rear and off-road parking space this property would ideally suit first time buyer or those looking at the buy to let investment market. Energy rating to be confirmed.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

HALL: With staircase rising off to the first floor accommodation ceiling light point. Central heating radiator. Timber effect flooring and internal doors leading to

LOUNGE: *4.19m x 4.75m (13' 9" x 15' 7")*

Sliding patio doors to the rear opening onto the conservatory feature. Fireplace. Two ceiling light points. Central heating radiator and timber effect laminate flooring.

KITCHEN: *2.36m x 2.97m (7' 9" x 9' 9")*

Comprising of range of base and eye level units with worksurface. Inset sink with side drainer and industrial style tap over. Integrated oven with Four ring hob over with extractor hood. Dishwasher and fridge space for washing machine. UPVC double window to the front elevation. Ceiling light point and timber effect laminate flooring.

CONSERVATORY *2.46m x 3.45m (8' 1" x 11' 4")* UPVC frame doors opening onto the rear garden and Perspex roof. Timber effect flooring.

LANDING:

Access hatch door over - storage cupboard and further internal doors two:

BEDROOM 1: *3.56m x 2.77m (11' 8" x 9' 1")*

Two ceiling light point. UPVC double glazed window to the rear elevation and central heating radiator. Built-in cupboard housing ideal combination boiler and further built-in wardrobes to comprise of one double with a further double with three drawer unit under.

BEDROOM TWO: *2.16m x 2.97m (7' 1" x 9' 9")*

UPVC double glazed window to the front elevation. Ceiling light point and central heating radiator.

BEDROOM 3: *1.98m x 1.65m (6' 6" x 5' 5")*

(stairway box intrusion) UPVC Double window to the front. Ceiling light point and central heating radiator.

BATHROOM:

Three-piece suite to include bath with shower attachment over WC and wash hand basin. Obscure UPVC double glaze window to the side elevation. Ceiling light point and central heating radiator.

OUTSIDE:

There is a slab walkway leading to the front door which has a covered porch to the side. There is an offered parking space for one vehicle adjacent to the front door. There is a brick built store. To the rear, the garden is laid to Stone area with timber frame covered over by climb plants to the immediate rear is a lawn area and further hard standing for barbecue slabbed walkway to the left-hand side Leads round to the front of the property passing the parking area gardens enclosed by panelled fencing.



DIRECTIONS:

Leicester Road and at the first set of traffic lights turn right onto Southfield Road follow the road around to the right and then to the left onto Forest Road and at the traffic junction with Epinal Way take the third exit. Continue over the next three roundabouts and shortly after the Maxwell's public house take the left-hand turn onto Herriot Way by number 19 can be located on the right hand Side.

SERVICES:

Gas, water and electricity 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 Council Tax Band B.

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:

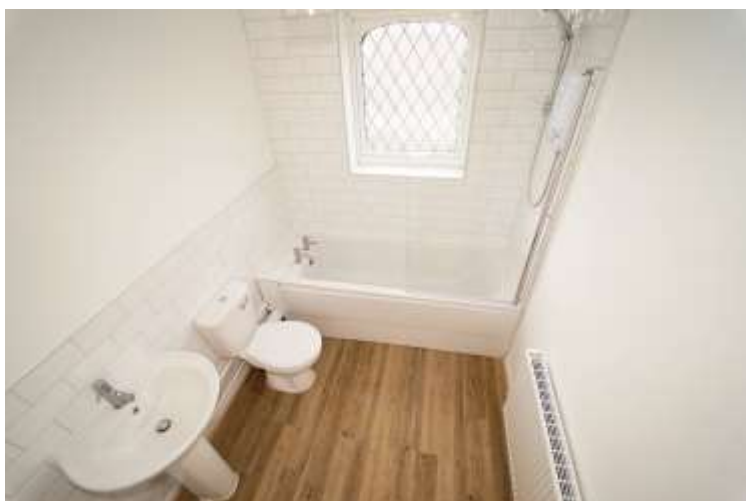
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in 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 19/08/2025. We are members of The Property Ombudsman scheme.





Energy performance certificate (EPC)			
To be used for: Commercial EPC ref:	EPC rating: C	Valid until: 10 October 2028	Certificate number: 248-2028-1028-1028-1028
Property type:		Semi-detached house	
Total floor area:		60 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/landlords-guide-to-energy-ratings-for-private-rented-properties			
Energy rating and score The property's energy rating is C. It has the potential to be C. See how to improve the property's energy efficiency.			
		The graph shows the property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The closer 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 50	