



DRAFT DETAILS

**19 ALBERT PROMENADE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 1RB**



PRICE: £249,950

**FOUR BEDROOMS 1 ½ WIDTH GARAGE
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
EDWARDIAN HOUSE WITH ORIGINAL FEATURES**

An exciting and rare opportunity to purchase this Edwardian semi-detached property with many original features. Situated within walking distance of the town centre, Endowed schools and Charnwood Water. This four bedroom semi-detached property offers accommodation to include lounge, breakfast kitchen, dining room, conservatory, W.C. and cellar. To the first floor, three bedrooms and family bathroom. Master bedroom with en-suite shower room to the second floor. With garden to the front and driveway leading to detached 1½ width garage with inspection pit and engine hoist. Garden to the rear.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH: Outside light point. Tiled flooring. Timber door giving access to: -

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Two ceiling light points. Central heating radiator. Feature Minton tiled floor. Door leading down to the **CELLAR**, which is 12' x 8'8" (3.65m x 2.64m) and could be made into a useful space. Further internal doors giving access to:-

DOWNSTAIRS W.C.: W.C. Ceiling light point. Corner mounted wash hand basin.

LOUNGE 3.79m x 3.61m (12' 5'' x 11' 10''). Walk-in double-glazed sash bay window to the front elevation. Ceiling light point and ceiling rose. Central heating radiator. Coving to ceilings. Feature gas fireplace with timber surround.

KITCHEN 4.37m x 3.05m (14' 4'' x 10' 0''). Solid pine base and eye-level units with a worksurface with inset Belfast sink. Space and plumbing for oven. Integrated appliances including washing machine, fridge and dishwasher. UPVC double-glazed window to the rear elevation. Two ceiling light points. Central heating radiator. Cupboard housing the boiler for central heating. Timber door to the side elevation. Quarry tiled flooring. Feature fireplace/ oven (with work this could be reinstated)

DINING ROOM: 4.17m x 3.51m (13' 8'' x 11' 6''). Ceiling light point. Coving to ceilings. Picture rail. Feature gas fireplace with timber surround and tiled hearth. Built-in storage cupboards. Central heating radiator. Double doors and windows opening up to the conservatory.

CONSERVATORY: 3.33m x 2.95m (10' 11'' x 9' 8''). Brick-built based with UPVC frame. Double doors opening onto the side. Tiled flooring.

FIRST FLOOR LANDING: Staircase rising off to the second floor accommodation. Ceiling light point. Doors to: -

BEDROOM 2: 4.88m x 3.63m (16' 0'' x 11' 11''). Glazed sash window and stained glass window to the front elevation. Ceiling light point. Central heating radiators. Feature fireplace. Picture rail.

BEDROOM 3: 3.53m x 3.48m (11' 7'' x 11' 5''). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Feature fireplace. Picture rail.

BEDROOM 4: 3.05m x 2.74m (10' 0'' x 9' 0''). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Feature fireplace. Useful storage cupboard.

FAMILY BATHROOM: Comprises of three piece suite to include corner bath with shower attachment over, W.C. and wash hand basin inset to vanity unit. Ceiling downlights. Extractor fan. Heated ladder effect towel rail. Obscure glazed sash window to the side elevation.

SECOND FLOOR LANDING: Ceiling light point. Glazed window to the rear elevation. Door giving access to useful walk in eave storage space. Door leading to:



MASTER BEDROOM: 3.63m maximum x 5.66m maximum (11' 11" x 18' 7"). These are maximum measurements and do not include sloping pitches to parts of this room. Two double-glazed timber frame windows to the rear elevation. Ceiling downlights. Central heating radiator. Internal doors giving access to: -

EN-SUITE SHOWER ROOM: Comprises of a three piece suite to include walk-in shower cubicle, W.C. and wash hand basin. Ceiling light point. Central heating radiator. Extractor fan. Velux window to the front elevation.

OUTSIDE: To the front of the property is a driveway, which leads to the detached 1 ½ width garage 19'4" x 10'1" (5.89m x 3.04m) Garage which has bifold doors to the front, personal access door to the side plus inspection pit and engine hoist. The rest of the front garden is laid to planting borders with a retaining wall leading to the front door. The rear garden has a herringbone style patio to the immediate rear. The rest of the garden is laid to a circular lawn area and raised shaped planting beds with a further raised patio area to the rear. Hardstanding with shed. Panel fencing and wall to perimeters. Outside light point. Outside tap.

DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester Road. At the second set of traffic lights, take the left hand turn onto King Street. Take the first right onto Great Central Road and the first right again onto Albert Promenade where number 19 can be located on the right hand side.

SERVICES: All mains 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.

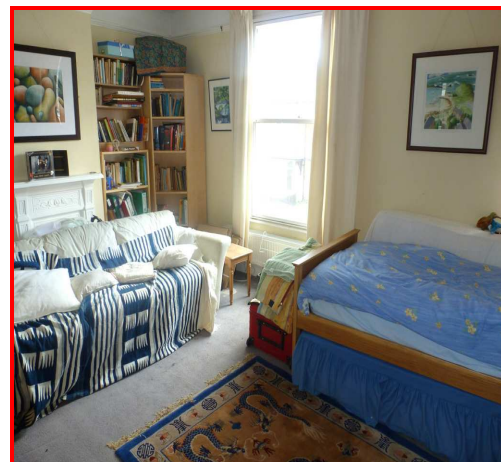
LOCAL AUTHORITY Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

PROPERTY MISDESCRIPTION: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and does 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.





DO NOT SCALE GUIDE TO LAYOUT ONLY

Energy Performance Certificate

18, Albert Promenade, LUGHBOROUGH, LE11 1RB

Dwelling type: Semi-detached house Reference number: 0307-2079-7549-9197-9205
 Date of assessment: 11 April 2013 Type of assessment: Partial existing dwelling
 Date of certificate: 11 April 2013 Total floor area: 131 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: £ 3,921
Over 3 years you could save: £ 1,462

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 266 over 3 years	£ 207 over 3 years	
Heating	£ 2,294 over 3 years	£ 1,850 over 3 years	
Hot Water	£ 363 over 3 years	£ 207 over 3 years	You could save £ 1,462 over 3 years
Total	£ 3,921	£ 2,459	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy used for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient (super-saving costs) A
 95-100
 85-94
 75-84
 65-74
 55-64
 45-54
 35-44
 25-34
 15-24
 5-14
 Not very energy efficient (super-saving costs) G

Current: 45 Potential: 62

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 5. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,200	Yes
2 Floor insulation	400 - £1,000	£ 167	Yes
3 Low energy lighting for all fixed outlets	£20	£ 47	Yes

See page 5 for a full list of recommendations for this property.
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