



**66 TUCKERS ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2PJ**



PRICE: £162,950

**CORNER PLOT THREE BEDROOM DETACHED
TWO PARKING SPACES & GARAGE**

A three bedroom detached is set on this corner plot offering accommodation to include lounge, dining room, kitchen, three bedrooms, family bathroom, separate W.C., gardens to the front, rear and side. Two parking spaces and garage. Set within easy reach of Loughborough's town centre, local travel routes and Charnwood Water. This is an ideal family home and an internal inspection comes recommended.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH: Obscure UPVC double-glazed windows to the side elevation and matching side panel to the front. Obscure double-glazed door. Bifold door leading to: -

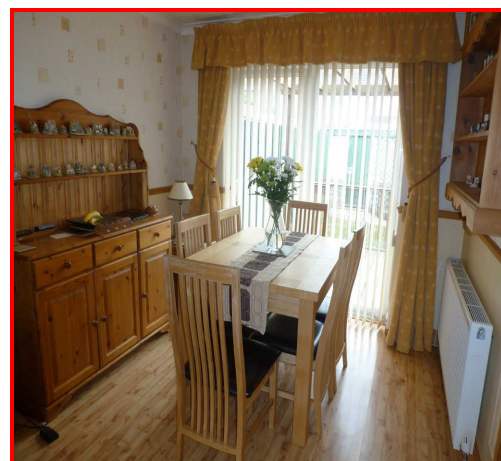
ENTRANCE HALL: Several low energy ceiling downlights. Central heating radiator. Understairs storage cupboard. Staircase rising off to the first floor accommodation. Internal doors giving access to: -

LOUNGE: 4.09m x 3.48m (13' 5'' x 11' 5'') UPVC double-glazed window to the front elevation. Ceiling downlights. Feature fireplace with electric woodburning-style stove. Laminate-effect timber flooring. Archway leading through to: -



DINING ROOM: 2.95m x 2.85m (9' 8'' x 9' 4'') Sliding UPVC patio door to the rear elevation. Ceiling downlight. Central heating radiator. Laminate flooring matching that from the lounge. Doorway to: -

KITCHEN: 3.15m x 2.39m (10' 4'' x 7' 10'') Comprises of a matching range of base and eye-level units with roll edge worksurface. Inset 1½ bowl sink with side drainer and mix tap over. Integrated appliances to include four ring gashob with extractor hood over and separate electric oven. Ceiling downlights. UPVC double-glazed window to the rear elevation. Further obscure double-glazed door to the side. Understairs storage cupboard. The property's central heating boiler under the oven in storage cupboard. Space for washing machine under the gas hob.



LANDING: With UPVC double-glazed window to the side elevation. Ceiling downlight. Loft access hatch. Internal door giving access to the property's airing cupboard, which has pre-lagged immersion cylinder and linen storage shelves. Further internal doors giving access to: -

BEDROOM 1: 3.53m x 3.53m (11' 7'' x 11' 7'') UPVC double-glazed window to the front elevation. Ceiling light point. Wall-mounted electric heater. Laminate-effect timber flooring. Built-in furniture to include two double wardrobes and further single wardrobe. Storage box over bed recess.

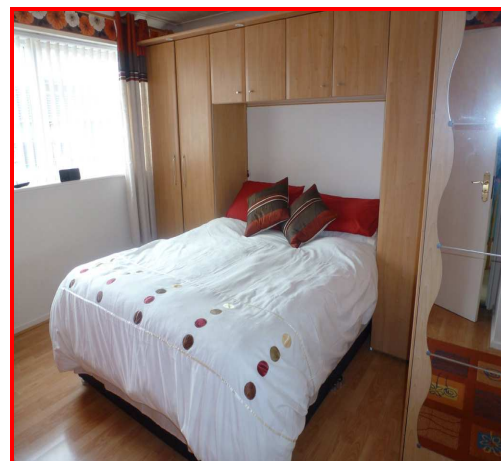
BEDROOM 2: 3.05m x 2.9m (10' 0'' x 9' 6'') UPVC double-glazed window to the rear elevation. Ceiling downlights. Wall-mounted electric heater. Timber-effect laminate flooring.



BEDROOM 3: 2.52m x 2.44m (8' 3'' x 8' 0'') UPVC double-glazed window to the front elevation. Ceiling light point. Wall-mounted electric heater. Laminate-effect timber flooring. Two built in wardrobes and drawer space.

FAMILY BATHROOM: Comprises of a two piece suite to include panelled bath with shower attachment over and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling downlights. Heated ladder-effect towel rail.

SEPARATE W. C.: Obscure UPVC double-glazed window to the rear elevation. Ceiling light point.



OUTSIDE: Front garden is mainly laid to shaped lawn with block paved walkway leading to the front door and to the side access gate leading through to the rear garden. The rear garden has a further block paved walkway leading to the rear garden and to the rear garage, passing slabbed patio area to the right hand side with shaped lawn beyond and gravel planting border to the rear. Raised decking area to the left hand side. Further lawned area. Panel fencing. Personal access door giving access to the garage, 18'9" x 10'2" (7.97m X 3.09m) with electric up and over door to the front, two ceiling strip lights, power points with two off road parking spaces to the front.

DIRECTIONS From our office proceed in a southerly direction on the A6 Leicester Road and take the second left hand turn onto King Street. By entering King Street, take the first right onto the Great Central Road, continuing on and taking the second left onto King Edward Road and at the beginning of King Edward Road take the left onto Beeches Road. Tuckers Road can be located shortly after on the right hand side and number 66 can be located on the left hand side and is easily identified by our For Sale board.

SERVICES: All services are connected. 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.

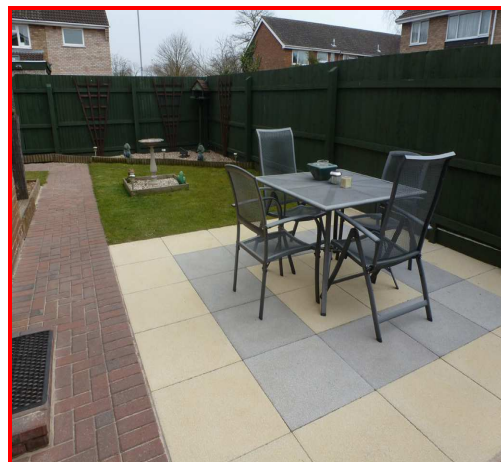
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

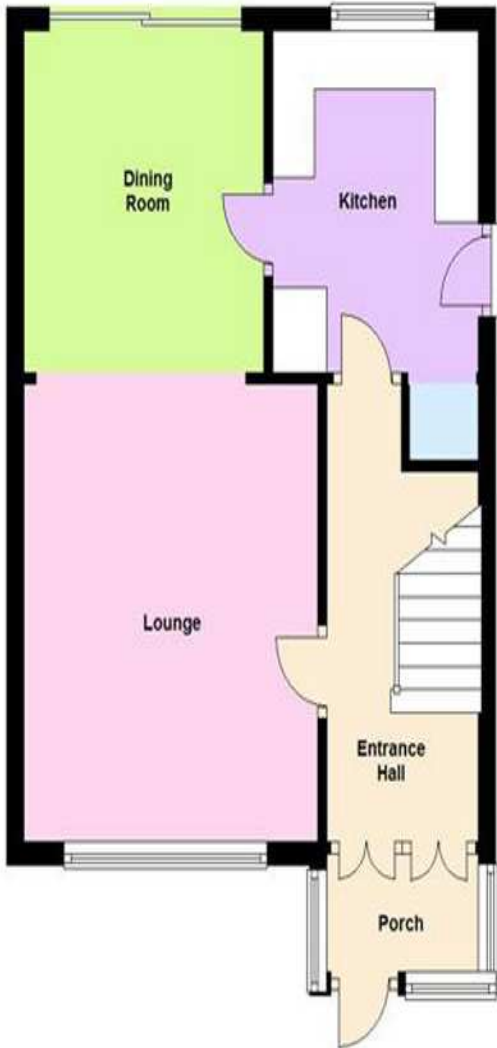
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

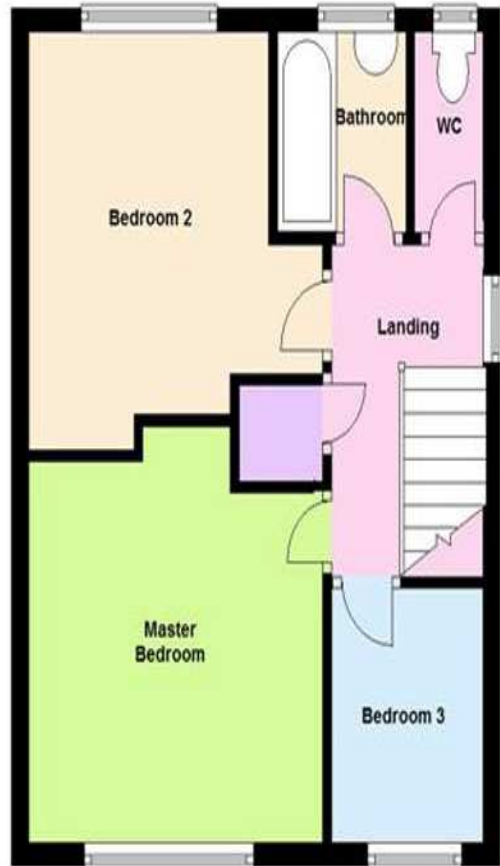
PROPERTY MISDESCRIPTION: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and does not warrant their condition. These particulars, whilst believed to be accurate are set out as a 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.



Ground Floor



First Floor



Guide to layout do not scale

Energy Performance Certificate

86, Twicken Road, LOUGHBOROUGH, LE11 2PQ

Dwelling type: Detached house Reference number: 6007-7134-0200-0762-0996

Date of assessment: 12 April 2013 Type of assessment: Full existing dwelling

Date of certificate: 12 April 2013 Total floor area: 807m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
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Estimated energy costs of dwelling for 3 years: £3,564

Over 3 years you could save: £ 998

Estimated energy costs of this home		
Domestic costs	Prevention costs	Potential future savings
Lighting: £ 118 over 3 years	£ 158 over 3 years	You could save £ 998 over 3 years
Heating: £ 2,877 over 3 years	£ 2,233 over 3 years	
Hot Water: £ 449 over 3 years	£ 297 over 3 years	
Total: £ 3,564	£ 2,588	

Notes: Figures show how much the average household would spend in this property to heat, light and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgenerators.

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 5.

The average energy efficiency rating for a dwelling in England and Wales is based on a rating of C.

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. Floor insulation	£800 - £1,200	£ 335	Yes
2. Heating controls (over thermostat and TRVs)	£300 - £600	£ 241	Yes
3. Heating radiators with new weatherstripping seals	£2,000 - £3,000	£ 230	Yes

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

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