



## DRAFT DETAILS

**57 MOUNTFIELDS DRIVE, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 3JD**



**PRICE: £375,000**

Currently in the process of being extended to the rear, this three bedroom detached property has scope to make a family home. Currently offering accommodation to include a lounge and breakfast kitchen to the ground floor. To the first floor, there are three bedrooms along with a refurbished family bathroom. To the rear of the property there is a partly constructed large ground floor extension, including internal and outer wall and steelwork which offers scope to improve the property. At the bottom of the garden, there is a large timber building which houses a second lounge area on the left and to the right there is a gym and potential for a sauna despite the extension and the gym. There is still a good size garden to the rear along with off-road parking to the front. Energy Rate F.

### THINKING OF SELLING?

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**RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** Staircase on the left hand side which leads to the first floor accommodation. On the right hand side is a large radiator across the wall. Ceiling lights lead down the hall, with two doors leading to the dining kitchen and the lounge. At the end of the hall on the left there is an under stairs storage cupboard.

**LOUNGE:** 3.66m x 3.45m (12' 0" x 11' 4") Walk-in UPVC double-glazed bay window to the front elevation. Ceiling light point. Central heating radiator. Feature fireplace.

**DINING KITCHEN:** 5.28m x 3.17m (17' 4" x 10' 5") With a range of base and eye level units with inset sink and side drainer. Space for a range-style cooker. Further space and plumbing for a washing machine. In the dining area, there are matching cupboards with space for a microwave and a fridge freezer. Walk-in bay window to the rear of the property.

**LANDING:** Window to the side elevation. Ceiling light point. Internal doors giving access to: -

**BEDROOM ONE:** 3.81m x 3.45m (12' 6" x 11' 4") Walk-in bay window to the front elevation. Ceiling light point. Central heating radiator.

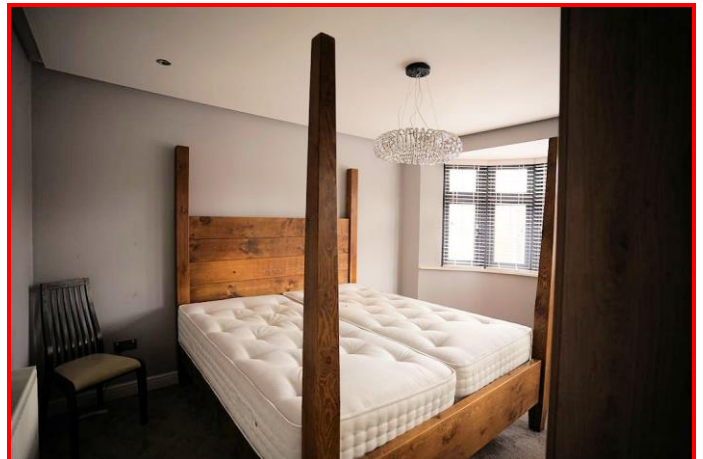
**BEDROOM TWO:** 3.51m x 3.45m (11' 6" x 11' 4") Window to the rear elevation. Ceiling light point. Central heating radiator.

**BEDROOM THREE:** 2.26m x 1.88m (7' 5" x 6' 2") Single glazed window to the front elevation. Ceiling light point. Central heating radiator.

**FAMILY BATHROOM:** Comprises of a three-piece suite to include bath, WC and wash hand basin inset to vanity unit. Obscure glazed window to the rear elevation. Ceiling light point. Built-in cupboard housing the property's immersion cylinder.

**OUTSIDE:** To the front of the property, there is a driveway to the left hand side and a walkway leading down the side of the property to the rear garden. On the right hand side, there is a shaped lawn with slab walkway leading up to the front door. To the immediate rear of the property, there is a slabbed patio area and to the left of this, there is a timber garage (in poor state of repair - will need replacing). The rest of the garden is of a good size currently housing numerous trees, shrubs and bushes.

**COUNCIL TAX BAND:** Band D.





**DIRECTIONAL NOTE:** From our office, proceed in a southerly direction on the A6 Leicester Road, at the traffic lights turn right onto Southfield Road. Following the road around to the right and then to the left onto Forest Road and continue to the traffic island junction with Epinal Way. Take the second exit onto Forest Road and take the second right hand turn onto Mountfields Drive where Number 57 can be located towards the end of the road on the right hand side and is easily identified by our 'For Sale' board.

**SERVICES:** We understand mains Electricity, Gas, Water and Drainage 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.

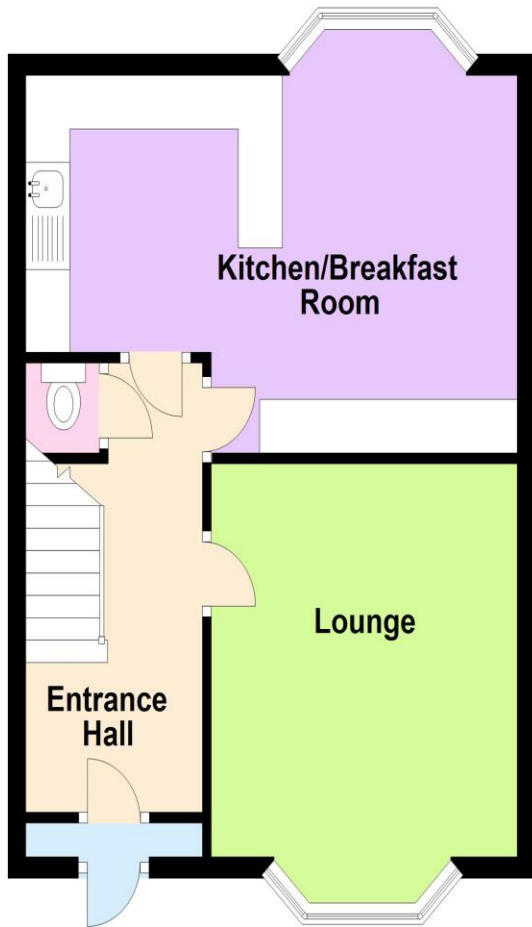
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors 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 11 July 2023 and are for illustrative purposes only. We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor

