

DRAFT DETAILS

**SEWARD STREET, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 3BU**



£350,000

Freckeltons are delighted to present this semi-detached bungalow set within walking distance of Loughborough's town centre. Offering accommodation to include two good sizes bedrooms, a versatile room that could be used as dining room or a third bedroom, kitchen, lounge with French doors leading to a reserved paved courtyard and family shower room. A garage and off-road parking space for multiple vehicles. Located on a private lane provides privacy and serenity from the main road keeping short distance from local supermarket, shops, main routes and Loughborough University. The property offers a mature landscape garden to side and rear which previously benefited of outline planning permission. EPC rate D. No Chain.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Ceiling light point. Two built-in cupboards. Internal doors giving access to: -

LOUNGE: 13'9" x 12'3" (4.21m x 3.74m). UPVC double-glazed window and double doors to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 1: 12'3" x 11'8" (3.74m x 3.50m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Built-in wardrobe.

BEDROOM 2: 9'8" x 9'1" (2.94m x 2.79m). UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Built-in wardrobe.

SHOWER ROOM: Comprises of a three piece suite to include shower cubicle, WC and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point.

KITCHEN: Has a range of base units with inset stainless steel sink and side drainer. Space and plumbing for washing machine and oven. UPVC double-glazed window to the side elevation. Ceiling strip light. Central heating radiator. Two sliding internal doors giving access to: -

REAR HALL: Ceiling light point. UPVC double-glazed window and door to side elevation.

INNER HALLWAY: Window to the side elevation. Ceiling light point. Built-in storage cupboard. Internal door giving access to: -

DINING ROOM/BEDROOM 3: 13'3" x 11'7" (4.04m x 3.53m). UPVC double-glazed windows to the side and rear elevation. Ceiling light point. Central heating radiator.

OUTSIDE: To the front of the property, there is a tarmacadam driveway providing off-road parking for several vehicles, which in turn leads to the property's integral garage with up and over door. Stoned area to the right hand side with gated access and brick walling leading to the side and rear gardens. The side garden is mainly laid to shaped lawn with well-stocked planting borders inset. Wrought iron gate and further walling gives access to the rear garden, which is mainly laid to slabbed patio area. There is a low maintenance stone area with hardstanding floor, greenhouse and shed. Low maintenance shingle area to the right hand side and further shaped lawn to the left hand side with well-stocked planting border.

DIRECTIONAL NOTE: From our offices, proceed in a southerly direction on the A6 Leicester Road, taking the first right hand turn onto Southfield Road. Follow the road along and round to the right heading back into town along Forest Road (as sign-posted for town centre). Moving across to the left hand lane and at the traffic lights, turn left onto Browns Lane. Follow the road around to the right onto Frederick Street, taking any of the left hand turns from here. At the 'T' junctions, turn left onto William Street where Seward Street can be located on the right hand side and Number 12 is towards the bottom of the lane on the left hand side.



SERVICES: Comprise of gas, electricity and water. 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. No upward chain.

COUNCIL TAX BAND: C

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 29th April 2025. We are members of The Property Ombudsman scheme.



Ground Floor



Energy performance certificate (EPC)			
10 Seaward Street Llanelli, Carmarthenshire SA11 3BB	Energy rating D	Valid until 9 December 2033	Certificate number 0530-3033-9203-3627-0200
Property type Semi-detached bungalow			
Total floor area 76 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-who-let-a-property-requires-energy-efficiency-standard-landlord-guidance)			
Energy rating and score This property's energy rating is D. It has the potential to be B. 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	