



## **DRAFT DETAILS**

**LANGDALE AVENUE, LOUGHBOROUGH, LE11 3RP**



**£299,950**

This three-bedroom semi-detached house offers a practical layout with a variety of living spaces. The property includes a lounge, a separate dining room, and a kitchen. The house features a conservatory, ideal for additional living space or as a relaxing area with views of the garden. The bathroom is located on the first floor, with a separate W/C for added convenience on ground floor. Upstairs, the three bedrooms offer adequate space. There are fitted carpets throughout. The house benefits from a front driveway with standing for two vehicles and access to the rear garden, which includes an outbuilding that could be used for storage or as a small workspace. Located in a quiet area, within the Holywell School catchment area and near to Loughborough University. The property has a TV aerial and telephone points. Energy performance rating to be confirmed.

### **THINKING OF SELLING?**

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RING FRECKELTONS on 01509 214564**

**Residential Sales**

**ENTRANCE PORCH:** Front door with access to the hallway via a second timber door.

**ENTRANCE HALL:** Comprises of a ceiling light point, a radiator and stairs to the first floor.

**W/C:** Ceiling light point, wash hand basin and W/C.

**LOUNGE:** 5.03m x 3.71m (16' 6" x 12' 2") UPVC double glazed windows facing the front elevation, a ceiling light point, a radiator and a fitted gas fire. There is side window to the porch and folding doors to the dining room.

**DINING ROOM:** 4.6m x 2.92m (15' 1" x 9' 7") Comprises of a radiator, ceiling light point, timber window facing the rear and open access to the kitchen.

**KITCHEN:** 2.49m x 3.1m (8' 2" x 10' 2") Comprises of base and eye level units with inset sink and side drainage basin, oven with gas hob over, a ceiling light point and a UPVC double glazed window facing the rear conservatory.

**CONSERVATORY:** Double glazed windows and door. Obscure window facing side.

**LANDING:** Ceiling light point and UPVC double glazed window facing the side elevation.

**BEDROOM ONE:** 3.43m x 3.25m (11' 3" x 10' 8") UPVC double glazed windows facing front elevation, gas central heating radiator, ceiling light point and a built-in wardrobe.

**BEDROOM TWO:** 3.91m x 2.74m (12' 10" x 9' 0") UPVC double glazed window facing the rear elevation, built-in cupboards, ceiling light point and gas central heating radiator.

**BEDROOM THREE:** 2.31m x 2.24m (7' 7" x 7' 4") UPVC double glazed window facing the front and side elevation. Ceiling light point and a gas central heating radiator.

**BATHROOM:** Ceiling light points, bath with shower over to the back, W/C, wash hand basin and a UPVC double glazed obscure window to the side elevation.

**OUTSIDE:** Back garden is mainly hard landscaped with feature flower beds and a vegetable patch. Which is accessible from the conservatory and the side elevation, comprising of an outhouse to the right with a smaller shed located behind. Side car port with cover over and a gate that leads to the front driveway. Front driveway with space for two cars.





**SERVICES:** The property is connected to gas, electricity and water mains. 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

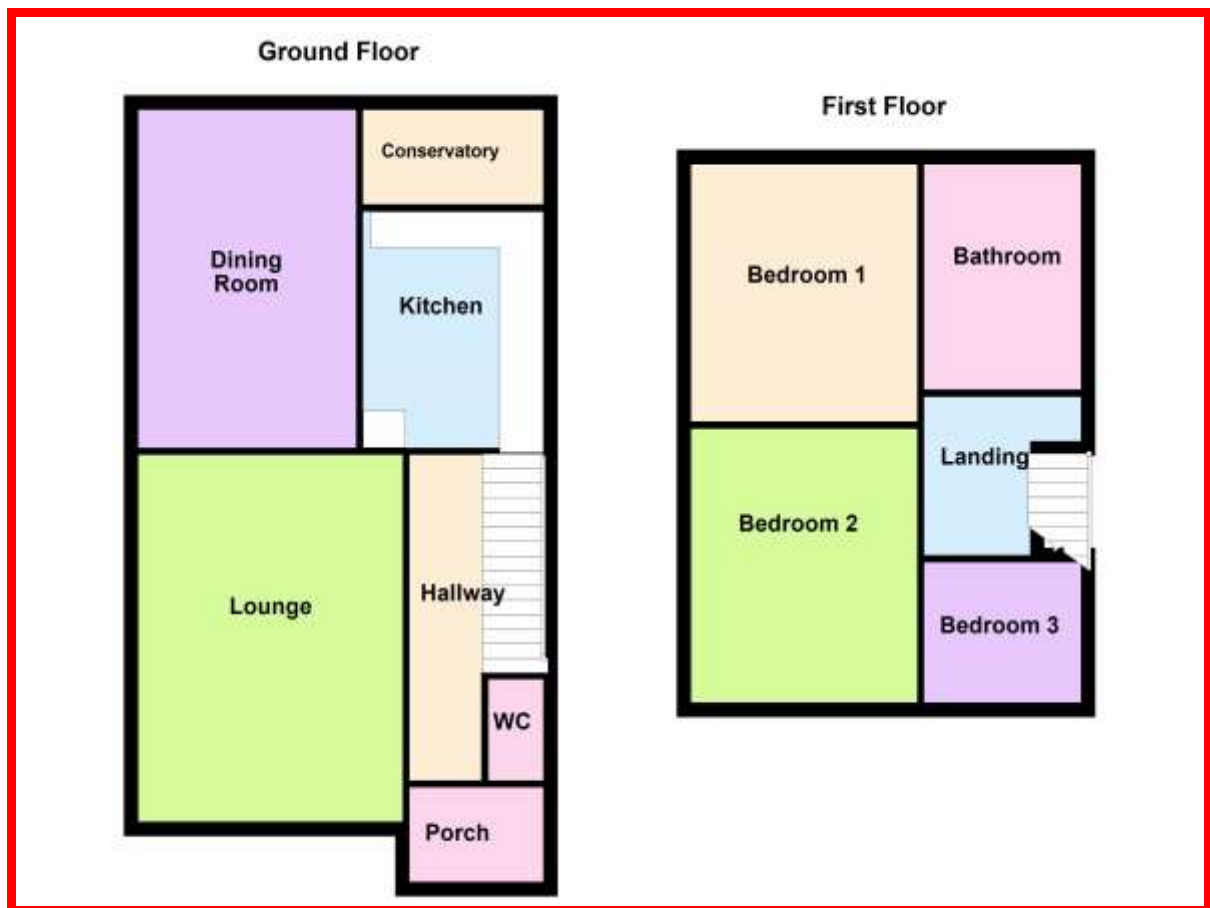
**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**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 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 21<sup>st</sup> May 2025. We are members of The Property Ombudsman scheme.





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