



DRAFT DETAILS

**78 LOUGHBOROUGH ROAD, THRINGSTONE, COALVILLE,
LEICESTERSHIRE, LE67 8LP**



PRICE: £174,950

Situated within easy access of Thringstone's village centre, Freckeltons offer this deceptively spacious two Bedroom terraced house to the market. The accommodation comprises of a Lounge and Kitchen with W.C off to the ground floor. On the first floor there are two double bedrooms and a family bathroom. Outside there is off-road parking for multiple vehicles at the front and an extensive garden to the rear. The location allows for easy access to Leicester as well as the M1 motorway for easy travel to Nottingham and Derby additionally. The house would make a perfect purchase for those looking to acquire their first home or for a Buy to Let Investment. Viewing is advised to appreciate the space that is available with the accommodation on offer. Energy Rate D.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: UPVC double glazed door to front elevation. Ceiling light point. Staircase rising to first floor elevation. Door through to:

LOUNGE: 4.01m x 3.58m (13' 2" x 11' 9") UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator. Feature fireplace. Door through to:

KITCHEN: 4.47m x 2.69m (14' 8" x 8' 10") Comprising of a range of base and eye level units to include an inset one and a half bowl Sink and Side Drainer and inset Oven and Hob. Space and plumbing for Washing Machine, Dishwasher and Fridge Freezer. UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Cupboard housing the property's central heating combination Boiler. Doors through to:

W. C.: Comprising of a W.C. and Wash Hand Basin. Ceiling light point.

REAR PORCH: UPVC double glazed door leading to the rear garden. Ceiling light point.

LANDING: Ceiling light point. Loft access hatch. Doors through to:

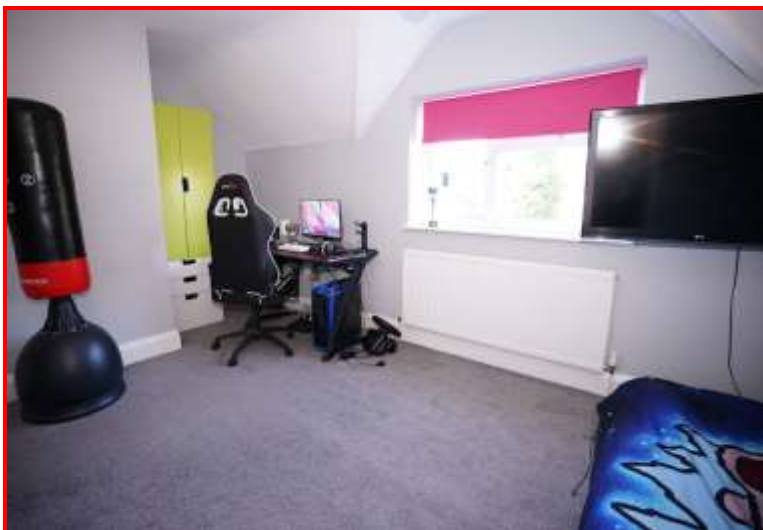
BEDROOM 1: 4.52m x 3.0m (14' 10" x 9' 10") UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator. Built in cupboard.

BEDROOM 2: 3.38m x 2.82m (11' 1" x 9' 3") UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator.

BATHROOM: 2.49m x 2.44m (8' 2" x 8' 0") Comprising of a three piece suite to include Bath with shower attachment, Wash Hand Basin and W.C. Obscure UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator.

OUTSIDE: To the front there is a stoned driveway which gives space for multiple vehicles. The rear garden has a patio area immediately outside the rear door, that benefits from a brick built outhouse, which leads onto a lawn. After the lawned area there is decking with a timber built gazebo and a slate walkway which leads onto a further patio with hardstanding for a timber store with power. There is a shared access across the garden for the neighbouring properties.

DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, take the right hand turn into Southfields Road. Follow Southfields Road along taking following the road around to the right and turning left onto Forest Road. Proceed along Forest Road until reaching the traffic island junction with Epinal Way and taking the third exit onto Epinal Way. Proceed past the university to the next traffic island junction. Take the first exit onto the A512. Proceed along the A512 for some distance, going straight over at the traffic island junction with the M1. At the second set of traffic lights, proceed straight over continuing on the A512. Continue for some distance turning left onto Loughborough Road just after The Bull's Head Stonehouse restaurant. Continue on Loughborough Road for a short distance where number 78 can be located on the left hand side.



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 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 4th November 2021. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor

