



**DRAFT DETAILS**

**68 KNIGHTTHORPE COURT BURNS ROAD , LOUGHBOROUGH, LEICESTER  
LE11 4NP**



**Price:£97,500.00**

Freckeltons are delighted to offer this studio flat situated on the outskirts of the busy Leicestershire town Loughborough. This property offers a cosy living space composed of a lounge area, bedroom area, kitchen and bathroom. Having been refurbished to include new kitchen, decoration and carpet as well as modern electric heaters. A small patio is also located to the rear of the property. Both to the rear and front facing offers a nice lawn. This property is close to transport links and local amenities. It has a confirmed EPC of D. (Main photo is rear elevation)

**THINKING OF SELLING?**

For a **FREE VALUATION** of your property without obligation  
**RING FRECKELTONS on 01509 214**

**Residential Sales**

**ENTRANCE HALL :** Entrance hall with ceiling light point built-in walk-in wardrobe and internal doors giving access.

**LOUNGE AREA:** 3.58m x 2.95m (11' 9'' x 9' 8'')

With patio doors overlooking the communal gardens to the rear ceiling light point wall mounted LED heaters door to bedroom area.

**BEDROOM AREA:** 2.41m x 1.96m (7' 11'' x 6' 5'')

Window to the elevation ceiling light point and wall mounted LED heaters

**KITCHEN:** 2.85m x 2.03m (9' 4'' x 6' 8'') Comprising of a range of base and high-level units with inset circular sink and side drainer built in appliances to include oven hob washing machine and fridge freezer window to the front elevation ceiling light point and breakfast bar

**BATHROOM:** Three piece suite to include bath WC and wash hand basin window to the front elevation ceiling light point.

**OUTSIDE:** The property sits within a managed complex with communal lawns and planting areas. The property has its own patio area for seating and outside dining.

**DIRECTIONAL NOTE:** From our office proceed in a southerly directions on the A6 Leicester Road. Turn right onto Southfields road following this along to the traffic island junction with Forest Road. Take the third exit onto Epinal Way. Proceed over the next two traffic island junctions taking the eventual left hand turn onto Knightthorpe Road. Take the first left hand turn onto Burns Road where the development will be located on the left hand side.

**SERVICES:** Mains electricity, water and drainage 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 leasehold Lease expiring on the 20<sup>th</sup> October 2220 (194 years left). Service fee currently £313,95 per quarter plus £10 ground rent annually payable to Freckletons; reviewed annually.

**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.

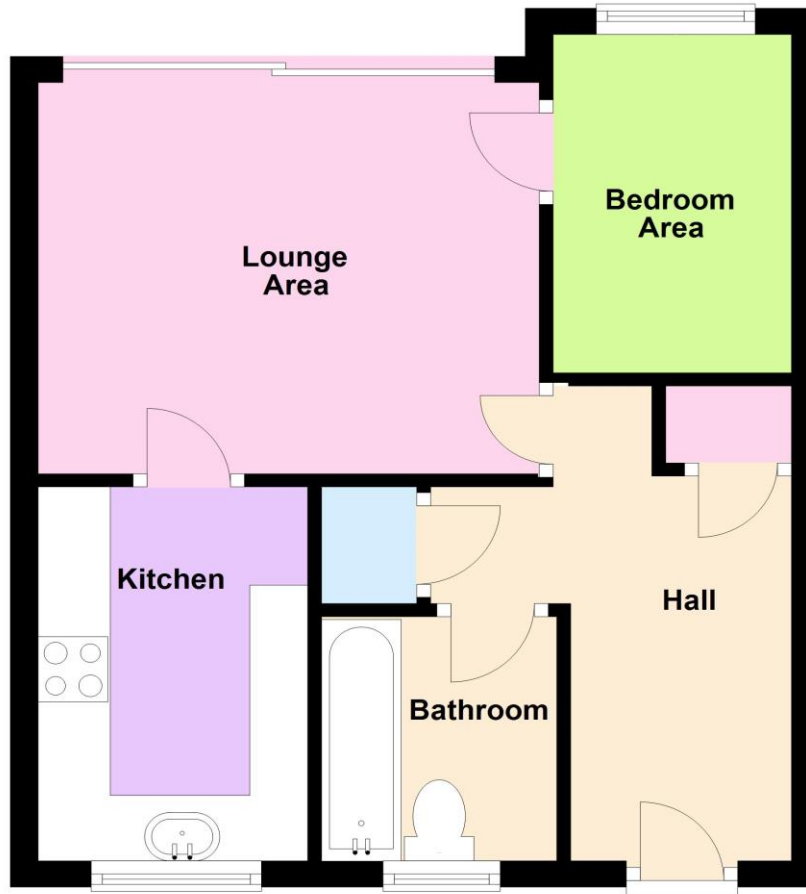
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors 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 19<sup>th</sup> May 2026. We are members of The Property Ombudsman scheme.



## Ground Floor Flat



### Energy performance certificate (EPC)

Flat 58 Knightthorpe Court Barns Road LOUGHBOROUGH LE11 4NP	Energy rating <b>D</b>	Valid until: 23 June 2029 Certificate number: 8261-6926-7150-4054-3922
--	---------------------------	---

Property type	Ground-floor flat
Total floor area	35 square metres

#### Rules on letting this property

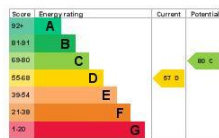
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/does-the-property-need-to-achieve-a-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/does-the-property-need-to-achieve-a-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

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