



DRAFT DETAILS

**KNIGHTTHORPE COURT, BURNS ROAD,
LOUGHBOROUGH LEICESTERSHIRE, LE11 4NP**



£ 99,950.00

This ground floor studio is located within easy reach of Loughborough's University and Town Centre. The accommodation includes a lounge area with bedroom off, kitchen, a shower room and patio. The flat benefits of communal gardens with allocated parking and the possibility of renting a garage separately. Set in a quiet residential block the flat would be suitable for first time buyer or for investors. The property it's currently privately rented and generate a monthly income of £725 per calendar month. 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:

Ceiling light. Wall mounted electric heater. Storage cupboard. Further internal door giving access to the airing cupboard, which has a pre-lagged immersion cylinder with water tank over and storage shelving. Internal doors give access to the:-



LOUNGE: 3.35m x 2.97m (11' 0'' x 9' 9'')

With full width patio door and window to the rear elevation overlooking the communal gardens and leading to the full width patio area. Ceiling light point. Wall mounted heater.



KITCHEN: 2.85m x 2.03m (9' 4'' x 6' 8'')

With base unit with inset stainless steel sink with side drainer. Further work surface to the left hand side. Eye level units on the left hand side. Space for washing machine, oven and fridge or freezer. One floor to ceiling storage cupboard. Window to the front elevation. Ceiling light point.



BED AREA: 2.44m x 2.03m (8' 0'' x 6' 8'')

Single ceiling light, window facing rear.

SHOWER ROOM: 1.83m x 1.25m (6' 0'' x 3' 13'')

Which comprises of a three piece suite to include shower, W.C and wash hand basin. Obscure glazed window to the front elevation. Ceiling light point and wall mounted electric heater.

PATIO:

Paved patio area.

OUTSIDE:

Parking spaces available. Possibility to rent a garage with separate agreement.



SERVICES:

Mains Water and Electricity are connected. Freckletons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION:

We understand the property to be leasehold and subject to an Assured Shorthold Tenancy will be given upon completion of the sale. Original lease expiring on the 20th October 2112 (87 years left). Service fee currently £311,25 per quarter plus £10 ground rent annually payable to Freckletons; reviewed annually.

LOCAL AUTHORITY:

Charnwood Borough Council, Southfields, Loughborough 01509 263151 council tax band A.

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 27th August 2025. We are members of The Property Ombudsman scheme.



Energy performance certificate (EPC)

Valid from: 15/04/2021 Valid until: 15/04/2028 EPBC ref: 1001	Final rating D	Issued on: 12 April 2021 Certificate number: 9144 7000 0000 0000 0000
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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 C.

You can read [guidance for landlords on the regulations and exemptions](#)
[GOV.UK page on energy certificates for private rented property](#) on the gov.uk website for more information.

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 50

Rating	Score	Potential
A	92-100	
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	

