

# Loughborough Road

Mountsorrel, Loughborough, LE12 7AX

John German





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Guide Price £275,000

Laid out over three floors and having a wealth of character as well as a fantastic rear garden, this deceptively spacious property is immaculately presented and well worth a view! Enjoying a sought after village location, with excellent nearby road links.

Located within the Leicestershire village of Mountsorrel, the property is ideally placed for commuters with nearby access to the A6 offering commuter links to Loughborough, Leicester and further afield. The village offers a range of amenities with local shops including Waitrose, schools, pubs and eateries, and access to surrounding countryside for picturesque walks.

Dating to the mid 19th century, this attractive and spacious property offers accommodation over three floors and also has a cellar. It is immaculately presented throughout and is ready to move into.

Set back from the road, the low maintenance frontage provides access to the front door which opens to the lounge having a characterful fireplace providing a focal point, a double glazed window to the front aspect and coving to the ceiling.

Continuing through, the kitchen/diner has been extended to the rear to create a generously proportioned room. The kitchen itself hosts high gloss eye and base level units with contrasting work surfaces over complemented by modern tiled splash backs. There is a stainless steel sink and drainer, integrated oven, hob and overhead extractor, space for a freestanding fridge freezer plus space and plumbing for a dishwasher and washing machine. There is also a breakfast bar and the centre of the room provides space for a dining table. In addition there is a useful understairs storage cupboard and glazed patio doors with an adjacent window look out over the rear garden.

To the first floor, the first of the bedrooms is a large double having a window looking out to the front aspect. The adjacent bathroom is part tiled and smartly appointed with a white suite comprising a panelled bath, pedestal hand wash basin and low-level WC along with the benefit of a separate enclosed shower cubicle.

Stairs lead up to the second floor where there are two further bedrooms, both of which are doubles and both offer characterful beams to the ceiling along with double glazed windows to the front and rear respectively. From the back bedroom far reaching views are offered over the garden and beyond.

Externally, the rear garden has been divided to create distinct areas including a patio to the immediate rear, lawn/meadow, pond and an allotment patch towards the rear boundary. There is hardstanding with a garden shed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** On street

**Electricity supply:** Mains      **Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)    [www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/30012024

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Ground Floor



Floor 1

**Approximate total area<sup>(n)</sup>**  
970.39 ft<sup>2</sup>  
90.15 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 2



### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Photo taken before the time of sale showing seating area with summer flowers

