

Montsoreau Way

Mountsorrel, Loughborough, LE12 7HU

John
German





Coffee
makes
always
a good
idea

Montsoreau Way

Mountsorrel, Loughborough, LE12 7HU

Offers over £400,000

Ideally positioned on a corner plot, this extended family home has been remodelled by the present owners to create family friendly open-plan living. Within easy access of the village amenities, having off road parking as well as a garage.



The Charnwood village of Mountsorrel is positioned on the A6 corridor between Loughborough and Leicester. Having a host of local amenities, it is well placed for commuters.

This extended family home enjoys a fantastic corner plot, set on a private driveway servicing just three other properties. With driveway providing off road parking to the front, there is also an integral garage with up and over door. The recessed front door has an overhead porch, opening to the spacious hallway with stairs rising to the first floor and doors leading off to the downstairs rooms.

The living room offers a spacious reception area, with dual aspect windows to the front and side aspects. There are spotlights to the ceiling and double doors leading through to the dining area.

Having been extended and remodelled by the present owners, the stylish kitchen/diner has a feature clad wall in addition to an extensive range of base level storage units and work surface over. Ideal for entertaining guests, the central island provides a breakfast bar, with integrated appliances including a double oven, microwave, hob, extractor and dishwasher. Two double glazed windows overlook the rear garden and patio doors give access out. A separate storage cupboard is currently utilised to house a washing machine and tumble dryer.

Completing the downstairs is the guest cloakroom, having a white suite with WC and hand wash basin.

To the first floor, the landing has doors to the four bedrooms and family bathroom. The bedrooms are well proportioned and would suit family living. Bedroom one benefits from its own en suite shower room, with an enclosed shower cubicle, low level WC, hand wash basin and heated towel rail. The three remaining bedrooms are serviced by the modern family bathroom comprising a panelled bath with shower over, low level WC, pedestal sink and heated towel rail.

Externally, the rear garden has been landscaped to create three distinct patio areas providing ideal spaces for entertaining guests. These include a patio to the immediate rear, as well as two towards the rear boundary. There are also maintained borders and gated access leading to both the driveway and a side access door into the garage.

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

Property construction: Brick. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas central heating

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

Broadband and type: 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

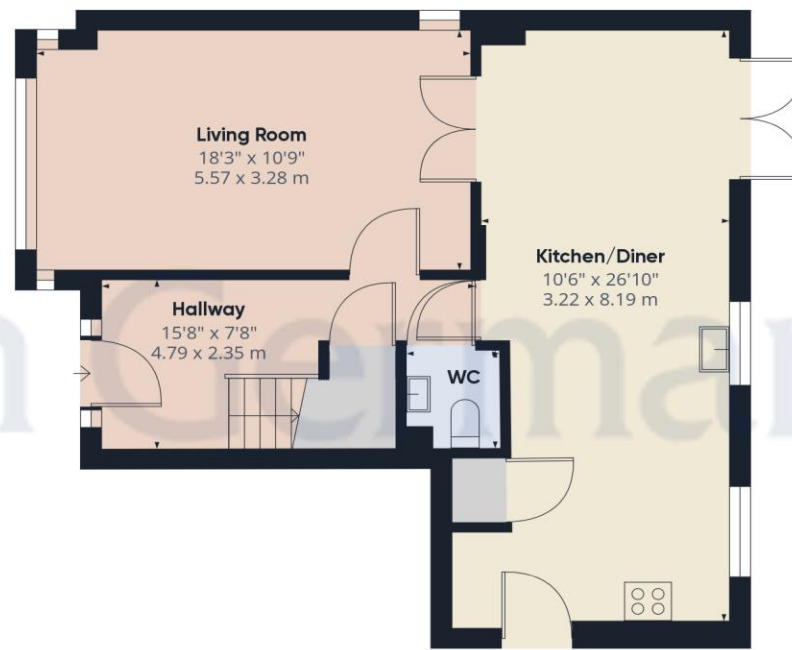
www.charnwood.gov.uk

Our Ref: JGA/06022024

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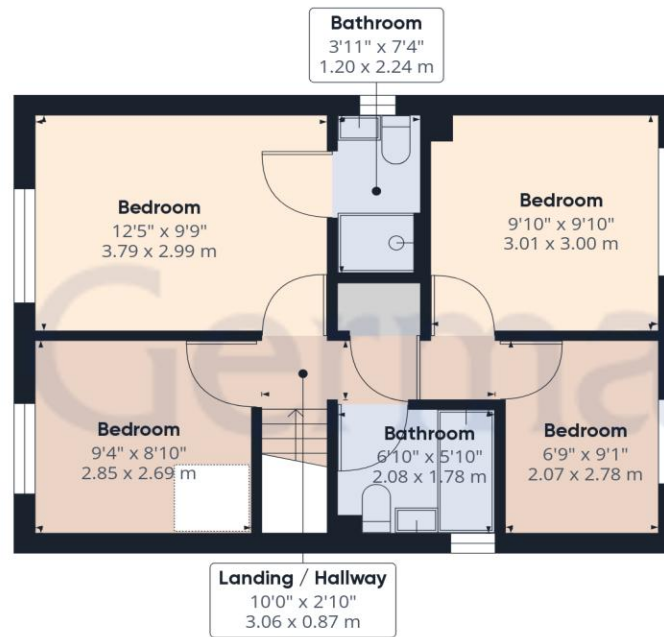






Ground Floor

Approximate total area⁽¹⁾
1087.56 ft²
101.04 m²



Floor 1

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.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

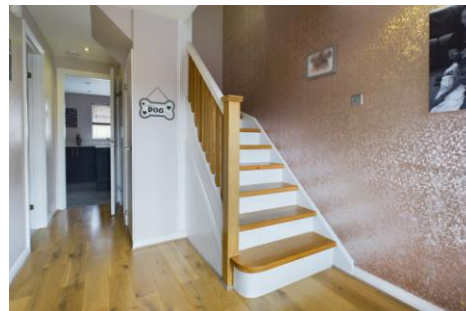
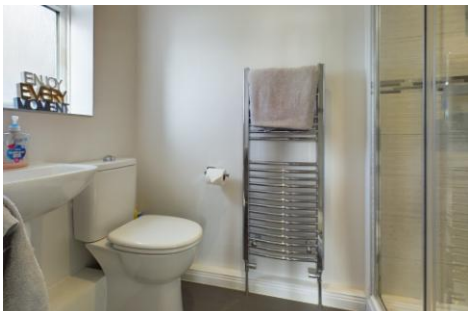
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



