

JAMES  
SELICKS

THE HOMESTEAD

HALSTEAD ROAD  
MOUNTSORREL





Positioned on a magnificent plot, this elegant and detached Edwardian family home built in 1912, has had just three owners in its lifetime and has been significantly extended by the present owners, now providing a superb family home.

Entrance hall • family room • sitting room • conservatory • dining room • inner hall • pantry off • kitchen • inner lobby/utility • cloakroom • laundry room • three double bedrooms • dressing room & en-suite to master • box room/study • bathroom • separate WC • attractive front gardens • driveway • large tandem garage/workshop • large rear gardens • EPC - C

### Location

Mountsorrel is located approximately 8 miles north of the city centre, providing good access via the A6, A46 and M1 motorway networks. The village offers a wide range of amenities including shopping, pubs, restaurants and a primary school, with further schooling at nearby Rothley and Quorn. The location is within beautiful and leafy Charnwood, with Bradgate Park virtually on the doorstep, popular for its historic interest and scenic beauty.

### Accommodation

What is believed to be the original, substantial, pine front door with a decorative stained and leaded porthole inset window, leads into an entrance hall with picture rail, black and white tiled flooring. The family room has ceiling coving, picture rail, two windows to the front and side, and a wooden fireplace surround with a flame effect electric fire, tiled hearth and back. The dining room has a bay window to the side, picture rail, a timber fireplace surround with decorative tiled inserts and a cast iron grate, an understairs storage cupboard and further original built-in cupboards and drawers. The spacious sitting room has two windows to the front, ceiling coving, picture rail, a wooden fireplace surround with a flame effect electric stove with marble hearth, French doors leading onto the terrace and further double doors with windows either side leading into the conservatory, which is unoverlooked, with high performance glazing including a full glass roof and double doors leading onto the garden. The conservatory has remote electrically operated pleated roof blinds.

An inner hall leads to a pantry with fitted shelves, a cold slab and a window to the side. The stunning kitchen boasts a good range of cream eye and base level units and drawers, ample preparation surfaces, a stainless steel sink with mixer tap over, a Neff double oven with a combination micro-oven over, an integrated Neff fridge and Miele dishwasher and a window to the side. An inner lobby/utility area has fitted cupboards and leads to a cloakroom (also accessed from the garden) with a window to the rear with a white two piece suite. A laundry room with a window and doors to the garage and garden provides eye and base level units, a stainless steel sink, plumbing for an automatic washing machine and space for a dryer.

The first floor landing has a window to the side. The master bedroom has built-in cupboards, picture rail, windows to the front and rear, a dressing room with picture rail and a window to the front and an en-suite with a white three piece suite comprising a low flush WC, pedestal wash hand basin and corner shower cubicle with fixed and flexible shower heads, chrome heated towel rail and a window to the rear. Bedroom two has a cast iron fireplace, picture rail, a pedestal wash hand basin, built-in wardrobes and windows to the front and side. Bedroom three has a pine fireplace surround with a cast iron grate, picture rail and a window to the rear. The box room/study has a window to the side, fitted desk and shelving. The bathroom has a three piece suite comprising a pedestal wash hand basin, corner bath and shower enclosure, built-in airing cupboard housing a Worcester combination boiler, heated towel rail and a window to the side. A separate WC with window to side provides a low flush suite.











### Outside

To the front of the property are planted gardens behind walled and hedged boundaries with a gravelled side driveway providing off street car standing for three vehicles and access to the large tandem garage, with three windows and a door to the garden (thought suitable for conversion to additional ground floor accommodation, subject to the necessary planning consents). To the rear of the property are beautifully maintained, deep, unoverlooked south-facing gardens with large paved patio areas and sweeping shaped lawns with mature trees and shrubs, raised vegetable beds and a timber shed.

**Tenure:** Freehold. **Listed Status:** None. **Conservation Area:** None.

**Local Authority:** Charnwood Borough Council, **Tax Band:** E

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Cable, 158mbps.

**Construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Planning :** Permission & Building Regulations obtained for 2-storey side extension 2010 – drawing available. Conservatory 2012. Extension windows/French doors/cloakroom window and 2 loft windows 2010. Remaining windows 1997-2001.

**Accessibility:** 2 steps to front door.

### Satnav Information

The property's postcode is LE12 7HD, and the house number is 23.









Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesselicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

jamesselicks.com



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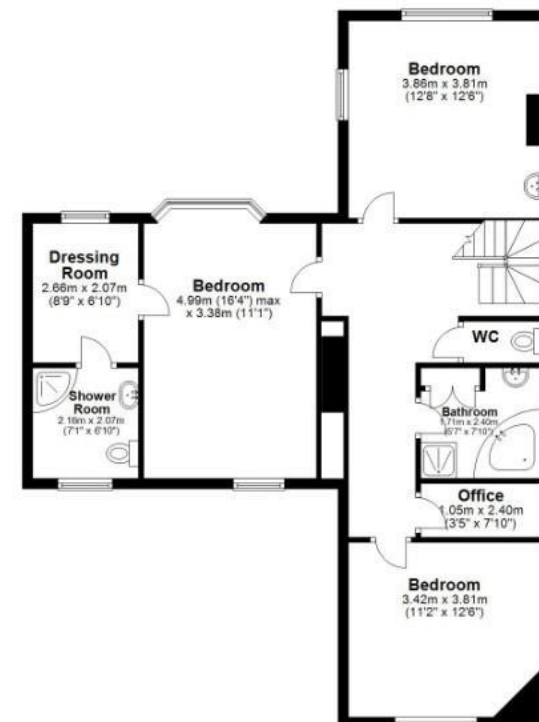
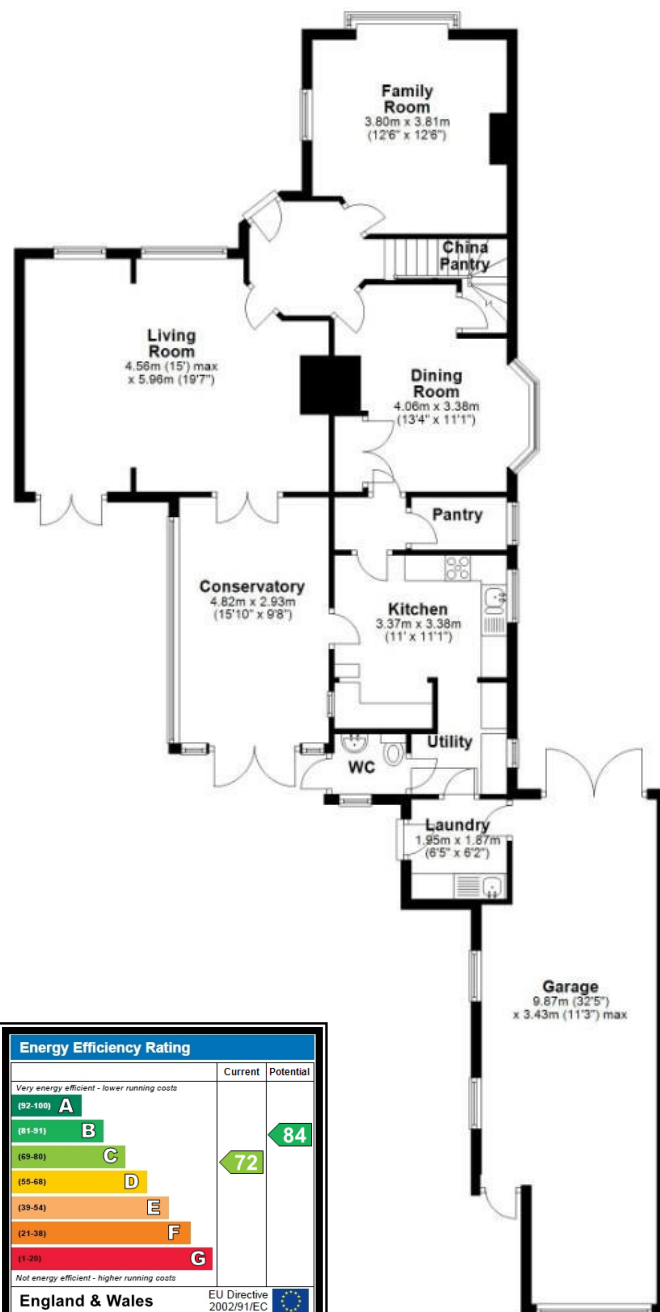
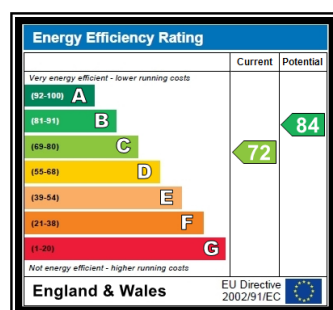
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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



**The Homestead**  
23 Halstead Road, Mountsorrel, Leicestershire LE12 7HD

Approximate Gross Internal Floor Area  
1964 SQ FT / 182 SQ M

Measurements are approximate.  
Not to scale. For illustrative purposes only