



26 THE ROMANS, MOUNTSORREL, LEICESTER,  
LE12 7EH

PRICE GUIDE £245,000



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## £245,000 FREEHOLD



### LIVING/KITCHEN/DINING ROOM

17'10 - 12'6 x 17'6

Benefiting from windows to the front aspect, radiator, power points, wall and base units with work surfaces, sink with a mixer tap, fitted cupboard and a door that leads to:

### INNER HALLWAY

There are doors that lead to:

### PRIMARY BEDROOM

19'11 x 9'4 - 6'5

Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and dresser.

### BEDROOM

18'8 x 7'10 - 5'9

There are fitted wardrobes, radiator, power points and patio doors to the rear aspect.

### SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Window to the side aspect and a Heated towel rail.

### REAR GARDEN

An eye-catching, landscaped garden with a patio that looks over a laid to lawn garden with borders home to a number of shrubs and plants, the patio enjoys a pathway leading to the rear with another patio area where there is also a Shed.

### PARKING

From the front there is off road parking.

### MOUNTSORREL

Mountsorrel is a particularly well serviced village with excellent local shopping and schooling facilities. The near-by A6 affords fast access to Loughborough and Leicester and further excellent local facilities available at near-by Rothley.





## VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

## MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## MONEY LAUNDERING

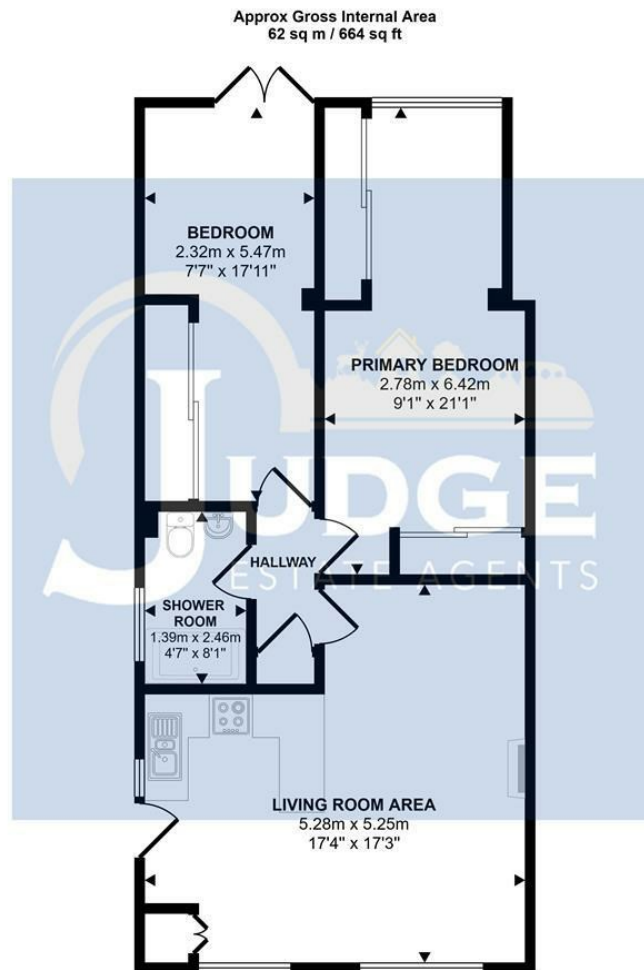
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT



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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings strictly by  
appointment via Judge  
Estate Agents

### Contact

13 The Nook  
Anstey  
Leicester  
Leicestershire  
LE7 7AZ

[sales@judgeestateagents.co.uk](mailto:sales@judgeestateagents.co.uk)

Office Hours  
Monday - Friday 9am-5pm  
Saturday - 10am - 2pm

0116 236 7000

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

