



109 Leicester Road
Mountsorrel, Loughborough, LE12 7DB

Guide price £495,000



4



2



3



3

109 Leicester Road

Mountsorrel, Loughborough, LE12 7DB

William. is proud to offer this unique and individually designed, four double bedroom, two bathroom character home to market - Boasting the added benefit of * NO UPWARD CHAIN * This truly is a property which must be viewed to appreciate the size and quality of finish throughout!

Set in the heart of Mountsorrel, this fantastic property is of historical significance to the village, believed to date back to the early 1800's (originally as three separate cottages) before it's former life as a popular village pub, prior to being purchased by the existing owner and lovingly restored to an impeccable specification.

Versatile accommodation comprises: Entrance hall, two reception rooms, stunning living/dining kitchen and separate utility room to the ground floor. Whilst to the first floor are four well-proportioned double bedrooms and two bathrooms (master en-suite).

Externally the property boasts a spacious, low maintenance rear garden which is the ideal space for outdoor entertaining!

Mountsorrel and the neighbouring village of Quorn offer a wide selection of local amenities including: Cafés, pubs and restaurants as well as doctor's surgery, butchers, dentist, post office, farm park, leisure centre, Waitrose supermarket, the Michelin starred Johns House Restaurant and multiple schooling options.

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 and A46 all within close proximity, as well as regular local bus services. Train links to Leicester and Nottingham can be found in the neighbouring villages of Barrow upon Soar and Sileby. Bradgate Park is just a short drive away whilst the River Soar and wider links to Charnwood's array of natural beauty are on the doorstep.

Viewing of this property cannot be recommended highly enough to fully appreciate the condition and accommodation which this property offers and are strictly by appointment only, to be booked directly via William. Property

ACCOMMODATION COMPRISES:





GROUND FLOOR

Entrance Hall
15'1" x 4'2" (4.6 x 1.28)

Guest WC
8'8" x 3'9" (2.65 x 1.15)

Front Reception Room
10'9" x 8'11" (3.3 x 2.72)

Formal Living Room
18'4" x 17'8" (max) (5.6 x 5.4 (max))

Living / Dining Kitchen
37'8" x 19'8" (max) (11.5 x 6.0 (max))

Utility Room
9'8" x 8'11" (2.95 x 2.72)

FIRST FLOOR

First Floor Landing

Bedroom 1
15'5" x 15'1" (4.7 x 4.62)

En-Suite
9'2" x 8'1" (2.8 x 2.48)

Bedroom 2
11'7" x 11'1" (3.55 x 3.40)

Bedroom 3
11'7" x 11'1" (3.55 x 3.40)

Bedroom 4
11'1" x 9'2" (3.4 x 2.8)

Family Bathroom
10'5" x 9'2" (3.2 x 2.8)

OUTSIDE

Rear Garden

Parking

Council Tax Band

Disclaimer

Floor Plan



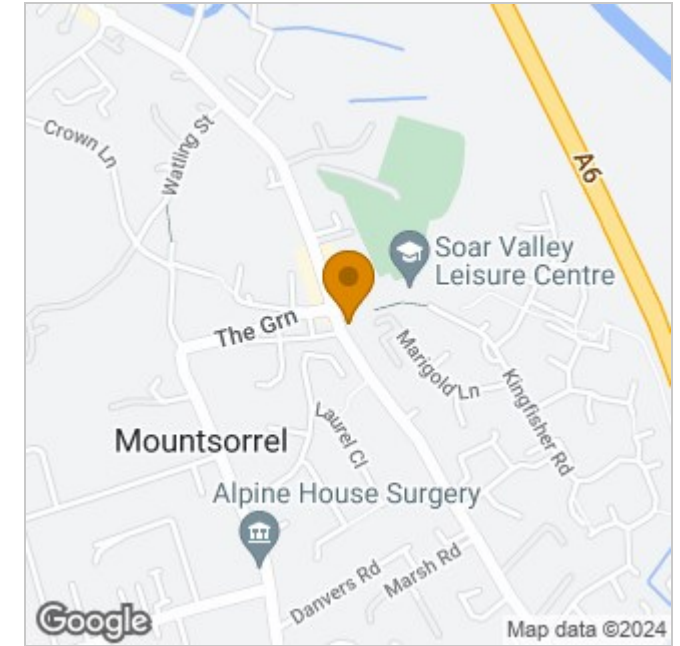
Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tamworth Lodge Friars Well Estate & Business Centre, Wartnaby, Melton Mowbray, LE14 3HQ
Tel: 01509 426 106 Email: hello@william-property.com <https://www.william-property.com>

Area Map



Energy Efficiency Graph

