

35 The Green Mountsorrel, Loughborough, LE12 7AE Guide price £230,000









#### 35 The Green

Mountsorrel, Loughborough, LE12 7AE

William. is proud to present the rare opportunity to purchase "Malvern Cottage" - A deceptively spacious two double bedroom character cottage located in the ever-popular Charnwood village of Mountsorrel. This fantastic property is ideal for First Time Buyers or Investors alike and is offered to market with the added benefit of \*\* NO UPWARD SALES CHAIN \*\*

Dating back to 1857, it is set in a picturesque position overlooking The Green and has been tastefully maintained by the current owner whist retaining a host of character features throughout, with recent upgrades including: Damp Proof Course (2025 with 10 year guarantee) upgraded insulation, modernised boiler and electrical improvements. Versatile accommodation currently comprises: Living room with feature log burner and a spacious living/dining kitchen to the ground floor. Whilst to the first floor are two well-proportioned double bedrooms and a modern bathroom. Externally the property boasts a beautiful, private rear garden.

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 stared 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:





















**Living Room** 13'1" x 9'8" (4.0 x 2.95)

Living / Dining Kitchen 17'8" x 16'0" max (5.4 x 4.9 max)

FIRST FLOOR

First Floor Landing

**Bedroom 1** 12'4" x 12'3" max (3.77 x 3.74 max)

**Bedroom 2** 13'1" x 10'7" max (4.0 x 3.24 max)

**Bathroom** 14'5" x 4'7" (4.4 x 1.4)

OUTSIDE

Private Rear Garden

Outbuilding / Storage

On Street Parking

Disclaimer







### Floor Plan



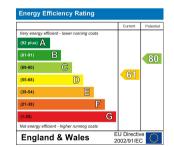
# Viewing

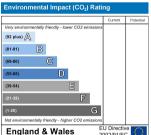
Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

### Area Map



## **Energy Efficiency Graph**





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