

William.



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 whilst 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 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

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



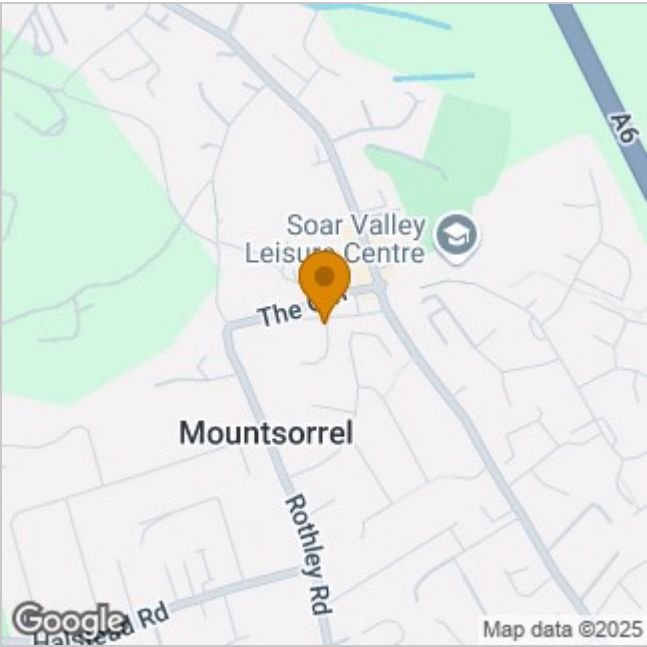
Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Rupert Law Close, Quorn, Loughborough, LE12 8PE
Tel: 01509 426 106 Email: hello@william-property.com <https://www.william-property.com>

Area Map



Energy Efficiency Graph

