



Loughborough Road Mountsorrel LE12 7AR



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS



Key Features

- DOUBLE FRONTED TRADITIONAL SEMI DETACHED HOUSE
- LARGE MATURE PLOT OF JUST OVER HALF AN ACRE
 - IN NEED OF TOTAL RENOVATION AND MODERNISATION
 - IMMENSE CHARACTER THROUGHOUT
- ARCHED ENTRANCE PORCH, CENTRAL RECEPTION HALL
 - 3 RECEPTION ROOMS AND KITCHEN
- 4 DOUBLE BEDROOMS, BATHROOM AND SEPARATE W.C.
- EXTENSIVE DRIVEWAY AND PARKING FOR MANY VEHICLES
- RANGE OF GARAGES AND OUTBUILDINGS
 - NO CHAIN





The Property

Andrew Granger & Co are pleased to offer for sale this very unique double fronted 4 bedroom 3 reception room semi-detached house in need of upgrading and modernising, standing on the most magnificent mature plot of approx. area is 0.214 hectares (0.530 acres) acres backing onto the Farm Park.

The house offers an abundance of character features throughout including the superb arched recessed porch with stained and leaded glass door and windows. The property has a central heating system, although we cannot verify its working condition and UPVC double glazed windows. The property offers great opportunities to modernise and refurbish, along with scope to extend further to provide further accommodation.

It briefly comprises entrance porch, central reception hall with doors to front and rear, 3 reception rooms of good proportions and kitchen. To the first floor is a central landing, 4 bedrooms, bathroom and separate w.c. Outside offers an extensive gated driveway to the side with carport and stores, a quad garage 21' x 32' and a second double garage 16' x 20'. Large mature grounds of approx. area is 0.214 hectares (0.530 acres) acres including various fruit trees, sheds, stores and Nissen Huts.

The property also has Solar PV roof panels, the current owners will retain the feed in tariff payments, unless a suitable lump sum payment is made to cover this and it would be transferred.

NO UPWARD CHAIN

VIEWINGS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

ACCOMMODATION IN DETAIL

GROUND FLOOR

FEATURE ARCHED ENTRANCE PORCH

With tiled floor, door with side panels having leaded and stained glass leading to:-

CENTRAL FULL DEPTH RECEPTION HALL

5'11" x 21'6"

With radiator, door to rear garden, staircase to first floor with cupboard below, feature arch.

LIVING ROOM

12'0" x 16'0" max into bay

With bay window to front and side window, tiled fireplace with gas fire (not tested), radiator.

SITTING ROOM

11'11" x 10'9" plus bay

With bay window to front, radiator, timber fire surround and tiled back cloth, cupboards to alcoves.

DINING ROOM

11'11" x 15'7"

With square bay window to rear, radiator, timber and tiled fireplace with gas fire & back boiler (not tested).

KITCHEN

11'11" x 9'10"

With windows to side and rear, fitted units, work surfaces, stainless steel sink top, gas cooker point, quarry tiled floor.

FIRST FLOOR LANDING

With window to rear, built in airing cupboard housing the hot water cylinder and cold water storage tanks.

BEDROOM 1

12'0" x 14'0"

With window to front and radiator.

BEDROOM 2

11'10" x 10'10"

With window to front, radiator and cupboards to alcoves.

BEDROOM 3

11'11" x 13'0"

With window to rear, radiator and tiled fireplace.

BEDROOM 4

8'10" x 9'10"

With window to rear and radiator.

BATHROOM

5'11" x 7'4"

With arched window to front, wash basin and bath, radiator and heated towel rail.

SEPARATE W.C.

With window to rear and w.c.

OUTSIDE





GARAGE AND WORKSHOP

21'1" x 31'9"

Of concrete construction with 2 sets of twin doors to front, windows and door to side, there is an internal workshop.

GARAGE 2

16'2" x 20'2"

Of concrete construction with 2 up and over doors to rear and side door.

SUPERB GARDENS

The property offers the most delightful gardens with a front garden bound by a local stone wall, a driveway leads via timber gates to the side and rear, where there is extensive hard standing, carport and stores, as well as a brick outhouse. The driveway leads to the main garage and workshop with a concrete hard standing area. To the rear is a patio area and lawns which continue to the very far end, along with a variety of mature fruit trees, there are also various sheds, stores and 2 Nissan Huts

PLANNING

Our initial research into the planning scope has shown that a part of the garden falls outside the village development envelope. We have not made any investigations with Charnwood Borough Council regarding those parts of the property which may have potential to develop subject to consent. We would suggest that prospective purchasers who are considering development make their own enquiries with the planning dept.

EPC

Rating: E

Council Tax Band

Council Tax Band: 'C'

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Surveys

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.











Sinks

LB



Floorplan



Ground Floor

Floor Area (Gross Internal) 69.8 sq.m. (751 sq.ft.) approx (Ecluding Outbuildings)

First Floor

Floor Area (Gross Internal) 68.4 sq.m. (736 sq.ft.) approx



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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