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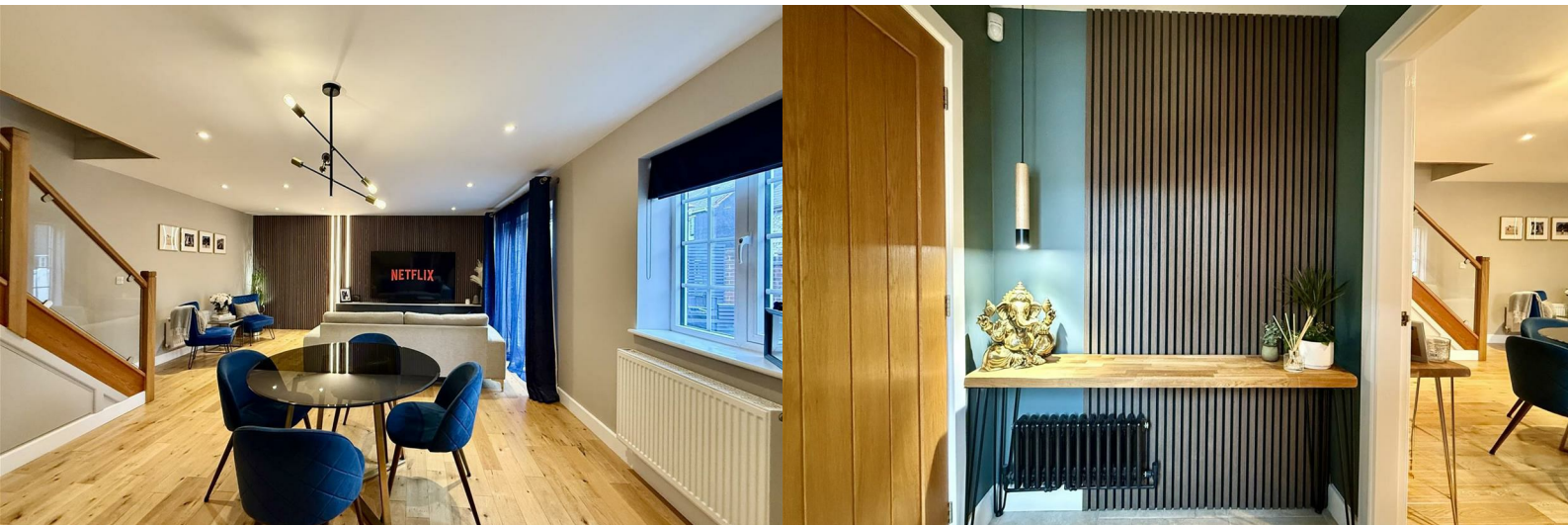
A Modern Estate Agent



5 Wishbone Lane

Mountsorrel, Loughborough, LE12 7FA

Offers over £450,000



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This charming detached cottage is part of an exclusive, award-winning waterside development created by Black Hawk Properties Ltd. The home features gas central heating, PVC double glazing, and an intruder alarm system. Inside, you'll find a cottage-style timber porch with an ornamental light, leading to an entrance hallway with a limestone floor. The ground floor includes a convenient W.C., an open-plan lounge and dining area with solid oak flooring and French doors that open to the front gardens, as well as a separate study space making a flexible space to suit the buyers needs.

The well-appointed kitchen boasts high-quality finishes, including granite worktops and built-in Bosch appliances such as an induction hob, double oven, extractor fan, fridge freezer, dishwasher, and washer dryer. A contemporary oak and glass staircase; complete with fitted storage, leads to the first floor, which provides access to a boarded roof space equipped with light and power and a fold-down wooden ladder. This level includes three bedrooms, with the master featuring an en-suite shower room, and a family bathroom complete with a three-piece suite. The master suite is of a great space and is complete with a feature vaulted ceiling opening through to a newly fitted en-suite comprising of a steam room, w.c and wash hand basin with further storage. Leading from here is a dressing room which could be altered back into bedroom 4.

Outside, the property offers a side by side driveway

for parking and a separate store which has been fully fitted with storage and workshop spacing. The private front gardens are beautifully landscaped, complete with ornamental walls and an outdoor tap.

Situated in the heart of Mountsorrel, this highly desirable gated estate features shared communal areas ideal for social events on the green overlooking the River Soar. The unique development showcases a stunning blend of Georgian and Dutch architectural styles, resulting in a captivating array of individual designs and streetscapes. The estate encompasses over an acre of grounds bordering the River Soar and includes the Staith, a boat basin that offers up to thirty-two moorings available for rent. Residents can also enjoy local walks along the river and easy access to the centers of Mountsorrel and Barrow upon Soar. The location provides excellent connectivity to regional hubs such as Loughborough, Leicester, and Nottingham, with the A46, M1, and local rail networks just a short distance away.

Disclaimer

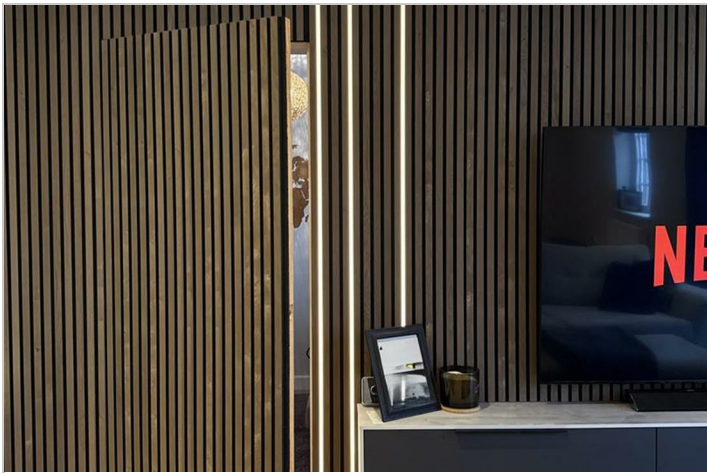
1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. 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 survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



A map snippet from Google Maps showing the area around St Andrew's Farm. A red location pin is placed on a green field. To the left, a road is labeled 'Loughborough Rd'. Above the pin, a green circular icon with a white tree symbol is labeled 'Play Area'. To the right, a blue river is labeled 'River Soar'. The Google logo and 'Map data ©2025' are visible at the bottom.

A satellite map showing the location of Stonehurst Farm. The map is labeled 'NORTH END' and 'Stonehurst Farm'. A red location pin is placed on the farm, and a camera icon is overlaid on the map, indicating the location of the study area.

A map snippet from Google Maps showing Stonehurst Farm. The farm is marked with a purple location pin and labeled in purple text. It is situated near a road labeled 'A6' and surrounded by green fields and some buildings. The Google logo and 'Map data ©2025 Google' are visible at the bottom.

Ground Floor:

Kitchen
2.94 x 2.69m
9'8" x 8'10"

Lounge / Diner
6.40 x 4.82m
21'0" x 15'10"

Reception Room
2.69 x 2.34m
8'10" x 7'8"

Store

WC

Wishbone Lane, Mountsorrel
Internal Square Footage: 1316 sq.ft

Holdings
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Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		83	93
England & Wales		EU Directive minimum	

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