

# Holden's

A Modern Estate Agent



**36 The Green, Loughborough, LE12 7AF**

**Offers over £425,000**

An individually designed, well appointed three/four bedroomed detached home occupying an elevated position on the beautiful Mountsorrel green. Having an abundance of flexible and high specification accommodation and being close to the village amenities that Mountsorrel has to offer, an early inspection is advised to avoid disappointment.

The internal accommodation briefly comprises; entrance hall, utility room under the stairs that was a w/c and has plumbing in place for should the purchaser wish to change back, kitchen, lounge/diner, conservatory, downstairs bedroom/play room, first floor landing, three generous first floor bedrooms with the master having en-suite facilities and a further family bathroom. Externally there is block paved off road parking to the front of the property for two vehicles and there is a lovely mature rear garden with decked seating area and gated access.

Mountsorrel is a well regarded village positioned on the River Soar within easy commuting distance of Leicester and Loughborough. The A6 trunk road is nearby and easy access is afforded to the motorway network. A regular bus service links the village with Leicester, Loughborough and Shepshed and the mainline railway network can be accessed at the neighbouring village of Sileby, under two miles away. The village has a wealth of local amenities including a Waitrose supermarket, Leicestershire's only Michelin starred restaurant, a leisure centre and the newly built Memorial Centre, a new community facility, which will provide a theatre, crèche, meeting and conference rooms and retail facilities. The property lies within close proximity to excellent countryside walks, Stonehurst Family Farm and Museum and the newly reinstated Mountsorrel branch of the heritage Great Central Railway.

### **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.

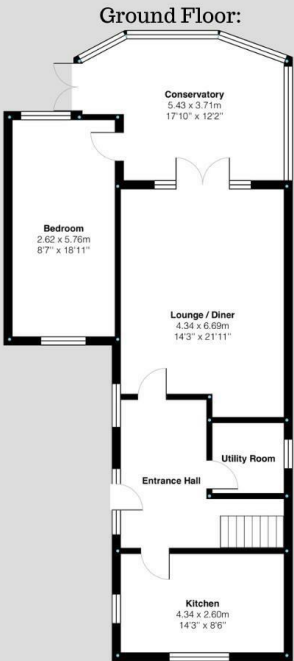
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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

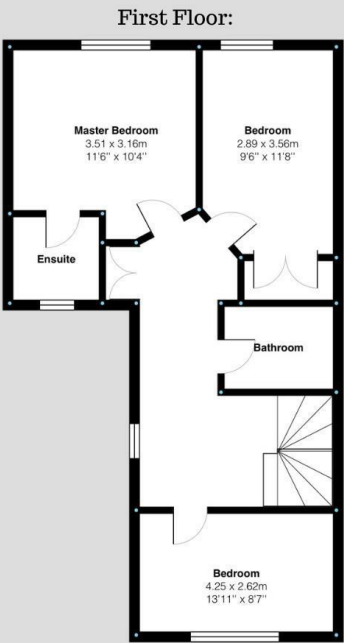
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Floor Plan



The Green, Mountsorrel

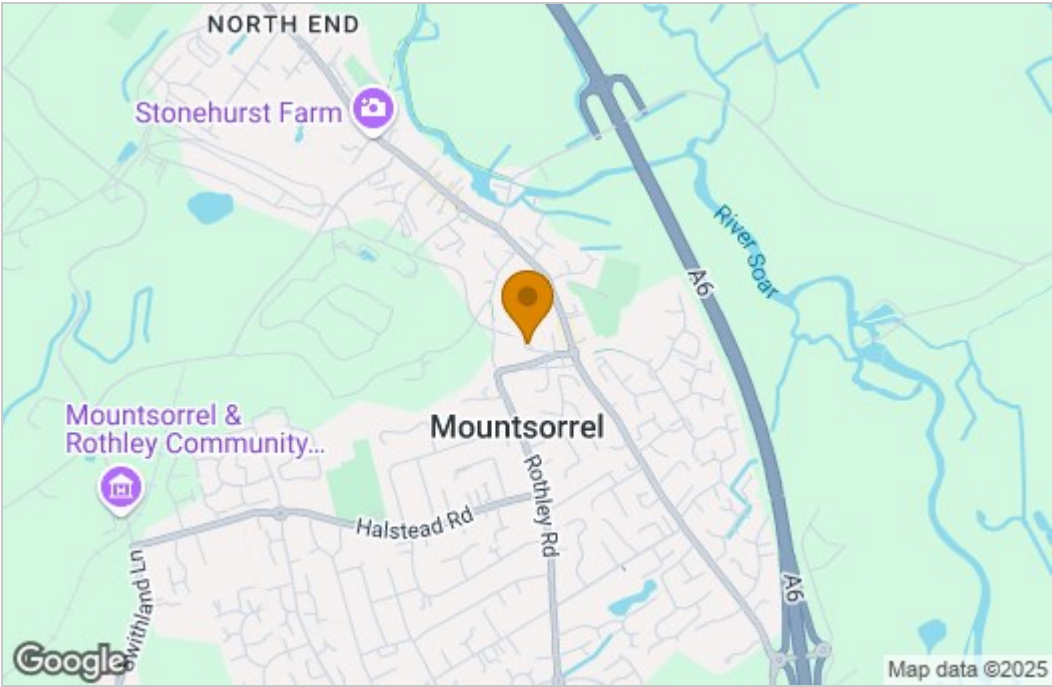
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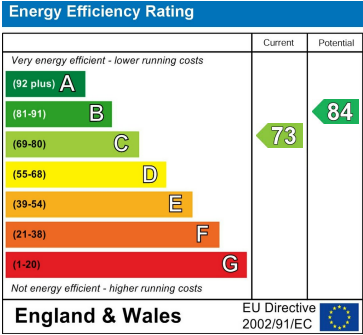
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Area Map



Energy Efficiency Graph



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