



Leicester Road, Mountsorrel Loughborough LE12 7DE

welcome to

Leicester Road, Mountsorrel Loughborough

William H Brown are delighted to welcome to the market this two/three bed mid terrace property situated in Loughborough. The property comprises of two/three bedrooms, bathroom, lounge, kitchen, dining room, private rear garden and much more! CALL NOW TO AVOID MISSING OUT!

Lounge

11' 3" x 11' 2" (3.43m x 3.40m)

Entering the property via the front door leads you straight into the lounge. The lounge comprises of wooden flooring, beams to the ceiling, double glazed window to the front elevation and a gas feature fireplace.

Dining Room

8' 2" x 11' 7" (2.49m x 3.53m)

Leading into the dining room from the lounge you will see an archway with stairs leading to the first floor and another archway leading through to the kitchen. The dining room has carpeted flooring, an electric feature fireplace and beams to the ceiling.

Kitchen

12' 9" x 9' 1" (3.89m x 2.77m)

Entering the kitchen comprising of a range of wall and base units, a sink/drainage, freestanding cooker with an extractor hood, plumbing for a dishwasher and washing machine, tiled flooring/walls and double glazed windows to the side and rear elevation with a door leading to the summerhouse/rear garden.

Garden Room

Inside the garden room has artificial grass and opening entrances to the front and rear. This would be perfect for summer entertaining with family/friends!

Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

Bedroom one has a double glazed window to the front elevation and has carpeted flooring.

Bedroom Two

8' 2" x 10' 3" (2.49m x 3.12m)

Bedroom two has double glazed window to the rear

elevation and carpeted flooring.

Bedroom Three

4' 10" x 11' 8" (1.47m x 3.56m)

Bedroom three has double glazed windows to the rear and side elevation and carpeted flooring.

Bathroom

Entering through to the bathroom it is partly tiled and has a white three piece suite comprising of a low level w/c, bath with shower over and a wash hand basin and the bathroom is partly tiled

Outdoor Utility Room

Outside of the property there is also a utility room entered via a wooden door. Inside the utility room offers useful storage space!

Outside

Outside to the rear garden has grey slate chippings throughout with a range of trees and shrubs and fenced to the boundaries. There is a wooden gate at the far rear which leads to a shed area currently being used as a workshop.





view this property online williamhbrown.co.uk/Property/LBH111861



welcome to

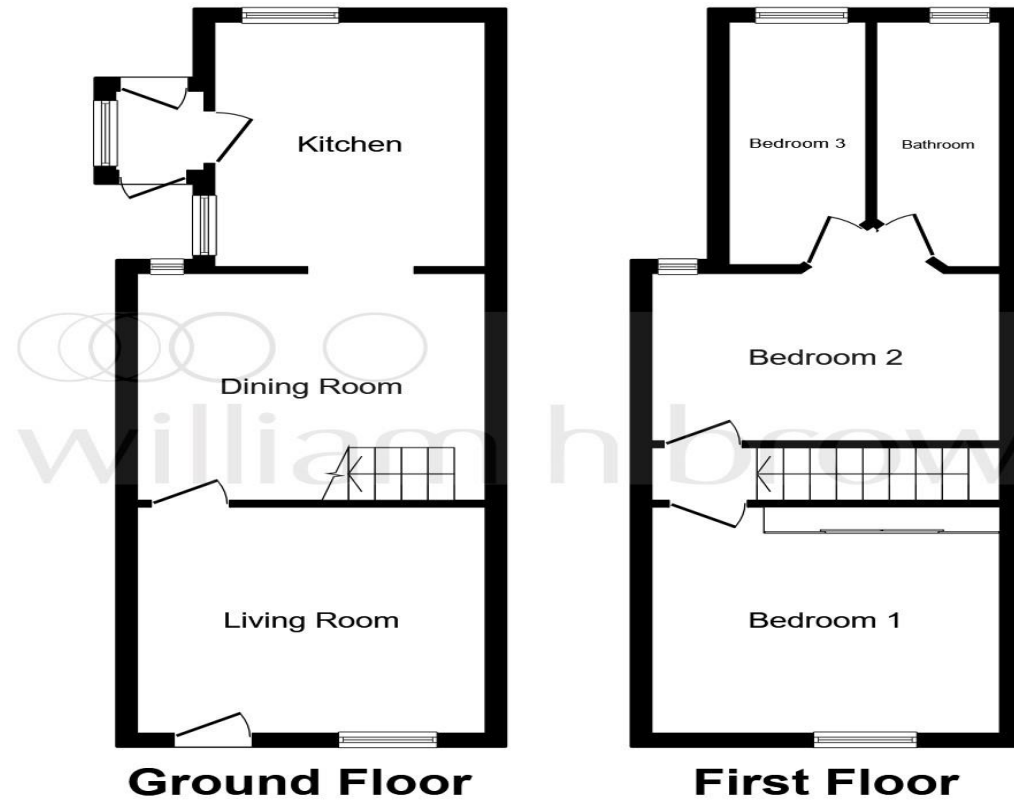
Leicester Road, Mountsorrel Loughborough

- Two/three bedroom mid terrace property
- Character features!
- Kitchen & dining room
- A fantastic summer house!
- Enclosed rear garden.

Tenure: Freehold EPC Rating: E

offers over

£190,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for William H Brown. Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH111861

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
LBH111861 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk