



**Leicester Road, Mountsorrel**

**welcome to**

## **Leicester Road, Mountsorrel LOUGHBOROUGH**

Two-bedroom mid terraced house within the village of Mountsorrel. The property briefly consists of a ground floor wc, lounge, dining room, cellar, two well-proportioned bedrooms, loft, galley style kitchen, bathroom. rear garden and garage providing off road parking. Call now for a viewing!

### **Lounge**

12' 1" x 10' 11" (3.68m x 3.33m)

Lounge has a UPVC bay window to the front elevation, a radiator, wooden flooring and a built-in cupboard.

### **Dining Room**

12' 1" x 10' 1" (3.68m x 3.07m)

Dining room has a UPVC double glazed window to the rear, a radiator, stairs rising to the first floor and access to the kitchen.

### **Kitchen**

11' 1" x 6' 2" (3.38m x 1.88m)

Galley kitchen with tiled flooring, wall and base units, UPVC double glazed window to the side, electric fan oven, ceramic hob with extractor fan and tiled splashbacks, a stainless-steel sink with drainer and mixer tap, integrated dishwasher, space for a fridge freezer and a door leading to the rear.

### **Ground Floor Wc**

Ground floor wc has a low level wc, pedestal hand wash basin, a radiator and a UPVC double glazed window to the rear.

### **Cellar**

There is a cellar with storage shelving, light and power.

### **Bedroom One**

13' 6" x 10' 11" (4.11m x 3.33m)

Bedroom one has wooden floorboards, cast iron feature fireplace, built in storage cupboard, loft access, UPVC double glazed window to the front elevation, a radiator and a door leading to the ensuite.

### **Loft**

Loft is accessed via bedroom one and has the potential to extend via normal consents.

### **Bedroom Two**

11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom Two has a UPVC double glazed window to the rear, wooden floorboards, a radiator and a feature fireplace.

### **Bathroom**

Bathroom has a UPVC double glazed window to the rear, built in storage, a heated towel rail, extractor fan, separate shower, a three-piece suite including P shaped bath, low level wc and a pedestal hand wash basin with mixer tap.

### **Rear Garden**

Rear garden is accessed via a side gate, with suspended decking with steps leading to the kitchen. with a lawn with shrubbery. To the rear of the property, there is a detached garage with off road parking.



## Agents Notes

The garage and parking spot are on a separate title deed and do not need to be purchased with the property.



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## Leicester Road, Mountsorrel LOUGHBOROUGH

- Mid Terraced House
- Village Location
- Two well-proportioned bedrooms
- Cellar
- Rear Garden

Tenure: Freehold EPC Rating: D

offers over

**£230,000**



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). Powered by [www.focalagent.com](http://www.focalagent.com)

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william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**