

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

Sinclair



7 Woods Mews Main Street, Zouch, Leicestershire, LE12 5EU

£310,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Canal Side Location
- Conservatory
- No Upward Chain
- Council Tax Band*: D
- Moorings
- Re-Fitted Shower Room
- Downstairs Cloaks/W.C.
- Price: £310,000

Overview

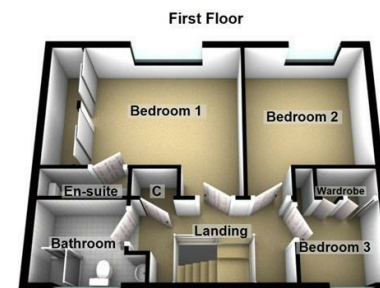
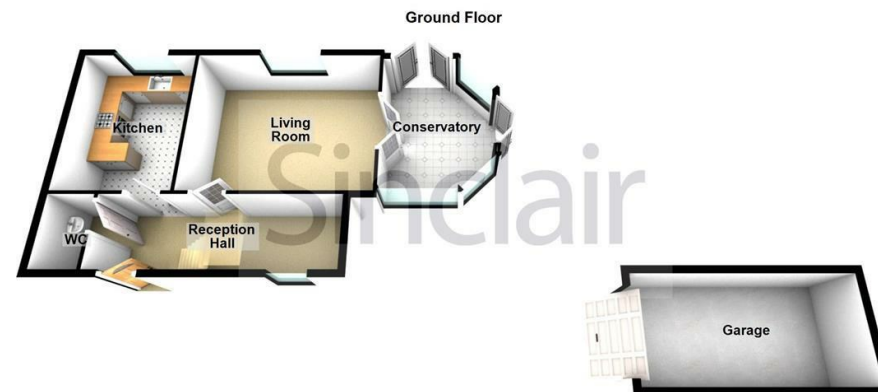
Canal Side residence with moorings and views. This three bedroom property is situated on the River Soar enjoying views and moorings and offers well appointed accommodation, which in brief comprises; a reception dining hall, downstairs cloaks/w.c. and fitted breakfast kitchen, living room, and conservatory. On the first floor a landing gives way to three bedrooms with an en suite w.c./washroom to bedroom one and a re-fitted family shower room. Outside the gardens are low maintenance and enjoy unspoilt views and to the front there is a driveway, parking and a detached garage with electric up and over door. The property is offered with no upward chain. EPC RATING AWAITED.

Location**

Zouch is an example of a small canal settlement, though there was a mill there long before the Soar was made navigable (and on some historic maps is denoted as Zouch Mill). Due to the canalisation of the River Soar, involving the construction of the Zouch Cut and several weirs and canals in the vicinity, the hamlet lies on several islands (including the main island, and the much smaller islands of Lower Holme and Upper Holme, which have small houses on them). Canal mooring is a notable feature; on the Leicestershire side of Zouch Bridge, situated on the River Soar, are Zouch Marina and the clubhouse of the Loughborough Boat Club



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



7 Woods Mews Main Street, Zouch, Leicestershire, LE12 5EU

Sinclair

Detailed Accommodation

DETAILED ACCOMMODATION

uPVC double glazed entrance door through to

Reception Hall

The reception hall has a balustrade staircase accessing the first floor, and the hall opens to the dining reception area, downstairs cloakroom/w.c. fitted breakfast kitchen, and living room with a conservatory off.

Dining Reception

9'8 x 6'5 (2.95m x 1.96m)

A useful space having been used as a dining area, there are two radiators, uPVC double glazed window.

Downstairs Cloaks/W.C.

The downstairs cloakroom/w.c. is fitted with a low flush w.c., pedestal wash hand basin, radiator, and wall mounted combination gas fed boiler.

Fitted Breakfast Kitchen

13'4 x 10'2 (4.06m x 3.10m)

Ceramic Belfast Style sink with chrome mixer tap over, uPVC double glazed window with views over the Canal and Fields beyond, gas hob with double oven under, and extractor fan over, rolled edge work surface and tiled surround, integrated dishwasher, plumbing for washing machine. space for tall standing fridge freezer and the work surface continues to the breakfast bar area, radiator.

Living Room

16'6 x 13'3 (5.03m x 4.04m)

With uPVC double glazed window overlooking the Canal and open fields beyond, two radiators and a central fire place with inset gas fed life flame fire. Double doors and double glazed windows through to the conservatory

Conservatory

12'4 x 9'6 (3.76m x 2.90m)

The conservatory enjoys panoramic views over the Canal, fields and garden, there are two sets of double doors accessing the Canal Side decking area and garden.

First Floor Landing

The first floor landing gives way to three bedrooms, (with en suite w.c.) and a re-fitted family shower room. Built in storage cupboard, and loft access hatch.

Bedroom One

11'11 x 10'1 to front of wardrobe/cupboards (3.63m x 3.07m to front of wardrobe/cupboards) With uPVC double glazed window with pleasant views over the Canal and open fields beyond, radiator, fitted mirrored fronted wardrobe/cupboards and door accessing the en suite w.c.

En Suite w.c.

The en suite w.c. has been re-fitted with a low flush w.c. with concealed cistern, and vanity unit surmounted by wash hand basin with chrome mixer tap over and cupboards under. Heated chrome towel rail, tiled walls.

Bedroom Two

10'4 x 10'2 (3.15m x 3.10m)

With uPVC double glazed window with pleasant views over the Canal and open fields beyond. Radiator.

Bedroom Three

7'4 x 6'5 to front of wardrobes/cupboards (2.24m x 1.96m to front of wardrobes/cupboards)

uPVC double glazed window, radiator and fitted wardrobe/cupboards.

Re-Fitted Shower Room

The re-fitted shower room is contemporary in design with a full width shower cubicle with glass screening and thermostatic shower, vanity unit surmounted by wash hand basin with chrome mixer tap over, and cupboards under, low flush w.c. with concealed cistern, heated towel rail, tiled walls, uPVC double glazed opaque glass window.

Outside

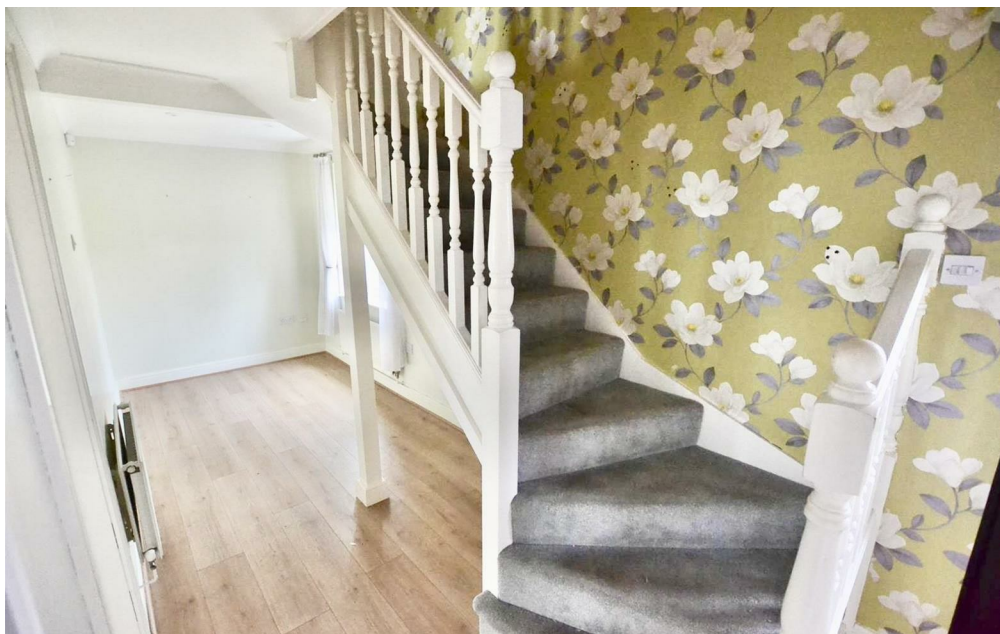
The property occupies an end of road position with block paved driveway leading to the garage. The garage has an electric up and over door, electric light and power and is detached, the garage measures 17'9 x 8'4 (maximum). From the driveway there is gated access to the main garden, the main garden is low maintenance with block paving, gravelled areas, and a decking area all of which looks the Canal and access to an approximate 30 foot mooring. The garden has a variety of plants and shrubs.

Special Note to Purchasers

It should be noted that the property is currently going through Probate and an exchange /completion will not be possible until Probate has been granted.

7 Woods Mews Main Street, Zouch, Leicestershire, LE12 5EU

Sinclair



7 Woods Mews Main Street, Zouch, Leicestershire, LE12 5EU

Sinclair



7 Woods Mews Main Street, Zouch, Leicestershire, LE12 5EU

Sinclair



7 Woods Mews Main Street, Zouch, Leicestershire, LE12 5EU

Sinclair



7 Woods Mews Main Street, Zouch, Leicestershire, LE12 5EU


Sinclair



7 Woods Mews Main Street, Zouch, Leicestershire, LE12 5EU

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk