



Sinclair

58 Halstead Road, Mountsorrel, Leicestershire, LE12 7HF

£285,000

01509 812777 sinclairstateagents.co.uk

Property at a glance

- Fully Renovated Property
- Feature Open plan Dining Kitchen
- uPVC double glazing & G C Heating
- Well Proportioned Gardens
- Downstairs Cloaks / WC
- Extended To Rear
- Council Tax Band*: B
- Price: £285,000

Overview

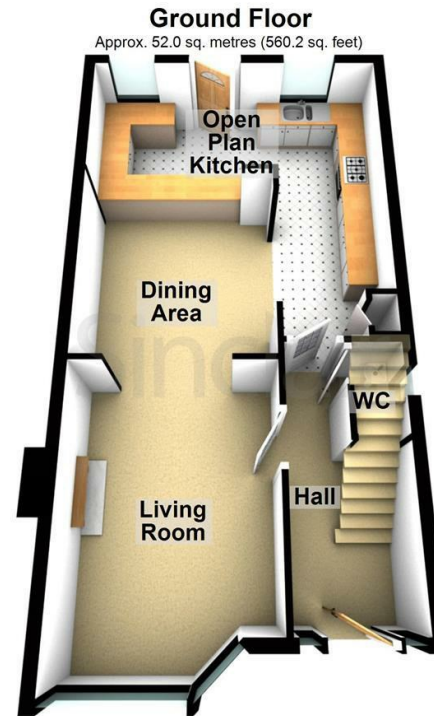
This bay fronted and extended traditional semi detached residence has been fully refurbished throughout and offers a ready to move in to accommodation. The property in brief comprises: reception hall, downstairs cloakroom / WC, living room and a feature open plan dining kitchen with breakfast bar and dining areas. On the first floor a landing gives way to three bedrooms and a modern bathroom. The accommodation has been neutrally decorated throughout with new floor coverings and stylish fixtures and fittings. Outside the property is set well back from the road with a generous frontage providing ample off road car parking and to the rear there is an enclosed garden. A super family home situated on the favoured Halstead Road within this popular Charnwood Village.

Location**

Mountsorrel is a village south of Loughborough in Charnwood, surrounding a steep hill, once crowned by a castle and renowned for the Buttercross Market in the village centre as well as its granite quarry, the largest in Europe. The village is well serviced with a number of shops, hairdressers, restaurants, cafes and pubs; there is a fishing shop as the sport is popular due to the proximity of the River Soar. A leisure centre provides excellent facilities and runs many activities for all ages. The primary school is St Peter's Church of England. Nearest Airport: East Midlands (13.6 miles). Nearest Train Station: Sileby: (2 miles). Nearest Town/City: Loughborough (5.1 miles). Nearest Motorway: M1 (J23)



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



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Detailed Accommodation

uPVC double glazed entrance door with adjacent matching window through to the reception hall.

RECEPTION HALL

The reception hall has a balustrade staircase accessing the first floor, radiator and panel doors accessing the under stairs storage cupboard, living room and open plan family dining kitchen. There is a further under stair storage cupboard.

DOWNSTAIRS CLOAKROOM/ WC

The downstairs cloakroom / WC is fitted with a white contemporary suite comprising: low flush WC, corner wash hand basin with tiled splash backs and uPVC double glazed opaque glass window to the side elevation.

LIVING ROOM

10'6" x 10'9" (3.20m x 3.28m)

(To the side of chimney breast and not including bay window)

uPVC double glazed walk-in half bay window to the front elevation, ornamental alcove area to the chimney breast, radiator and open access to the open plan family dining kitchen.

DINING AREA

10'5" x 11'2" (3.18m x 3.40m)

(To the side of chimney breast)

Radiator and open access to the breakfast kitchen.

FITTED KITCHEN AREA

15'10" x 16'10" max x 7'8" min (4.83m x 5.13m max x 2.34m min)

The refitted kitchen has a one and half single drainer stainless steel sink unit with chrome swan neck style mixer tap over and cupboards under. Range of fitted shaker style units to the wall and base with chrome style handles, marble effect work surface with tiled surround, integrated electric hob with oven under and feature splash back with stainless steel and glass extractor fan over. Integrated dishwasher, plumbing for washing machine, space for a tall standing fridge freezer and a built-in utility cupboard. The work surfaces continue to a breakfast bar area, contemporary wall mounted radiator, two uPVC double glazed windows and door to the rear elevation overlooking and accessing the garden.

ON THE FIRST FLOOR

On the first floor a landing has panel doors accessing three bedrooms and a refitted bathroom. uPVC double glazed opaque glass window to the side elevation. Loft access hatch.

BEDROOM ONE

13'7" x 10'2" (4.14m x 3.10m)

(Into bay window and to the side of chimney breast)

uPVC double glazed walk-in half bay window to the front elevation. Radiator.

BEDROOM TWO

10'4" x 11'4" (3.15m x 3.45m)

(Including a built-in cupboard housing the combination gas fed boiler)

Radiator and uPVC double glazed window to the rear elevation overlooking the garden.

BEDROOM THREE

6'7" x 5'9" (2.01m x 1.75m)

uPVC double glazed window to the front elevation. Radiator.

BATHROOM

The bathroom has been refitted with a contemporary white three piece suite comprising: panel bath with stylish mixer tap and thermostatic shower over with drencher shower head and an additional shower head and hose, shower screen, low flush WC with push button flush, pedestal wash hand basin with mixer tap. Tiled splash backs and surround, uPVC double glazed opaque glass window to the rear elevation. Heated towel rail.

OUTSIDE

To the outside the property is set well back from the road enjoying a large frontage with ample parking. Shaped lawn and pathway leading to the entrance door.

To the rear of the property there is a slabbed patio area, shaped lawn, timber screen fencing and hedged boundaries.

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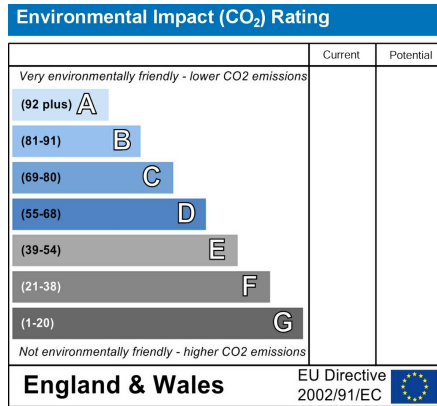
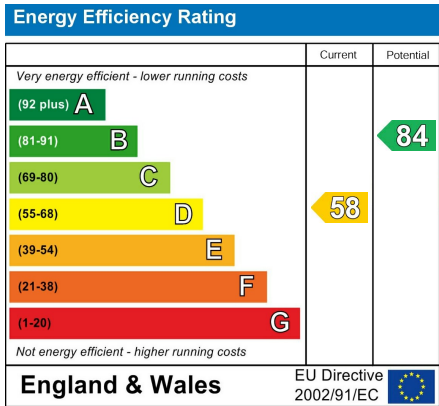
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Fixture & Fittings

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.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

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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.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?
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