



Sinclair

75 Rockhill Drive, Mountsorrel, Leicestershire, LE12 7DS

Reduced To £285,000

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Extended 4/5 Bedroom Home
- Worcester Combination Gas Boiler
- Cul De Sac Setting
- Council Tax Band\*: B
- Refitted Breakfast Kitchen (2021)
- Ground & 1st floor Bathrooms
- No Upward Chain
- Price: £285,000

## Overview

This extended four / five bedroom semi detached family home offers flexible accommodation with small annexe / teenager suite possibilities. The property benefits from uPVC double glazing and Worcester Bosch combination gas boiler and is set to a cul de sac within the favoured village of Mountsorrel. Internally the accommodation comprises; reception hall, living room with wood burning stove, refitted breakfast kitchen (2021), inner lobby, further reception room / bedroom five, utility cupboard and downstairs shower / wet room. On the first floor a landing gives way to four bedrooms and a refitted bathroom. Outside to the front of the property there is a block paved driveway providing off road car standing and to the rear there is a low maintenance garden.

## 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 and adjacent opaque glass window through to the reception hall.

### RECEPTION HALL

The reception hall has cloaks hanging space, stairs accessing the first floor, radiator, built in meter cupboard and timber panel door accessing the living room.

### LIVING ROOM

13'5" x 13'6" max x 10'7" min (4.09m x 4.11m max x 3.23m min)  
(To the side of chimney breast)

uPVC double glazed window to the front elevation, radiator, feature fireplace with tiled hearth surmounted by a wood burning stove and exposed brick surround and an inset feature timber beam, timber panel door accessing the refitted breakfast kitchen.

### REFITTED BREAKFAST KITCHEN

16'9" x 8'5" (5.11m x 2.57m)

The kitchen was refitted in 2021 with a single drainer one and a half bowl sink unit with stylish mixer tap over and cupboards under, fitted units to the wall and base and marble effect work surface with complimentary tile surround, range of integrated appliances including induction hob with extractor fan over, eye level electric fan assisted oven and grill, plumbing for washing machine, plumbing for dishwasher, space for a tall standing fridge freezer, radiator, uPVC double glazed window overlooking the garden and uPVC double glazed sliding patio doors accessing the rear garden. Built in traditional pantry store and door accessing an inner lobby.

### INNER LOBBY

The inner lobby forms part of the extension providing further flexible accommodation and could be utilised as a small annexe / teenager suite. The inner lobby gives way to reception room, utility cupboard and downstairs wet / shower room. There is a uPVC double glazed door to the rear elevation accessing the garden.

### RECEPTION ROOM

12'5" x 10'11" (3.78m x 3.33m)

Currently used as a sitting / music room but could be used as an additional ground floor bedroom. The room has uPVC double glazed window to the front elevation, own personal access door to the front, understair storage cupboard and radiator.

### DOWNSTAIRS WET / SHOWER ROOM

There is a shower area with tiled surround and tiled flooring, low flush WC with push button flush and a pedestal wash hand basin. Combination radiator and heated towel rail. uPVC double glazed opaque glass window to the rear elevation.

## ON THE FIRST FLOOR

On the first floor a landing gives way to four bedrooms and a refitted bathroom. uPVC double glazed window to the rear elevation and a loft access hatch.

### BEDROOM ONE

15' x 11'1" (4.57m x 3.38m)  
(Maximum measurements)

uPVC double glazed window to the front elevation. Radiator.

### BEDROOM TWO

11'11" x 7'11" (3.63m x 2.41m)  
(To the front of wardrobe / cupboards)

uPVC double glazed window to the front elevation, radiator and a range of fitted wardrobe / cupboards.

### BEDROOM THREE

10'6" x 10'4" (3.20m x 3.15m)  
(Including the airing cupboard)

uPVC double glazed window to the rear elevation, radiator and a built in airing cupboard housing the Worcester combination gas fed boiler and provides further storage.

### BEDROOM FOUR

7'6" x 6'5" (2.29m x 1.96m)

uPVC double glazed window to the front elevation. Radiator.

### REFITTED BATHROOM

The bathroom has been refitted with a white modern three piece suite comprising: panel bath with telephone style chrome mixer shower tap, low flush WC, pedestal wash hand basin with chrome mixer tap, tiled splash backs, combination radiator and heated chrome towel rail and uPVC double glazed opaque glass window to the rear elevation.

### OUTSIDE

To the front of the property there is a block paved driveway providing off road car standing.

To the rear of the property is a low maintenance garden with patterned and natural stone style patio areas, mature trees to the rear boundary and a timber built storage shed, timber screen fencing to the boundaries.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

\* 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.

### Photographs

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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?

For a free valuation of your property with no obligation  
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