

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

113 Churchill Road, Mountsorrel, Leicestershire, LE12 7JD

New Price £220,000

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Property at a glance

- Super family Home
- Three Bedrooms
- Combination Boiler (2020)
- Council Tax Band*: A
- Extended To Rear
- Mature Rear Gardens
- Ample Parking To Front
- Price: £220,000

Overview

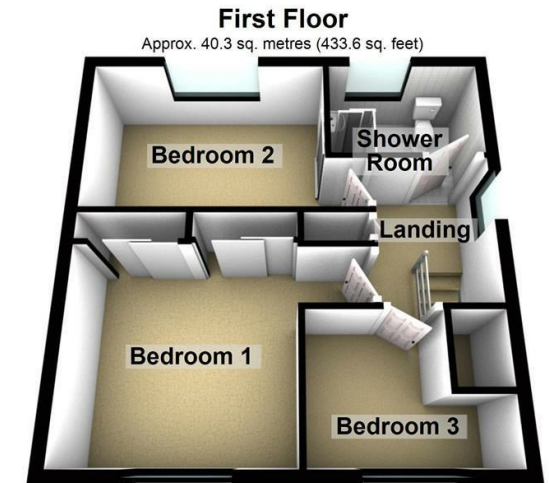
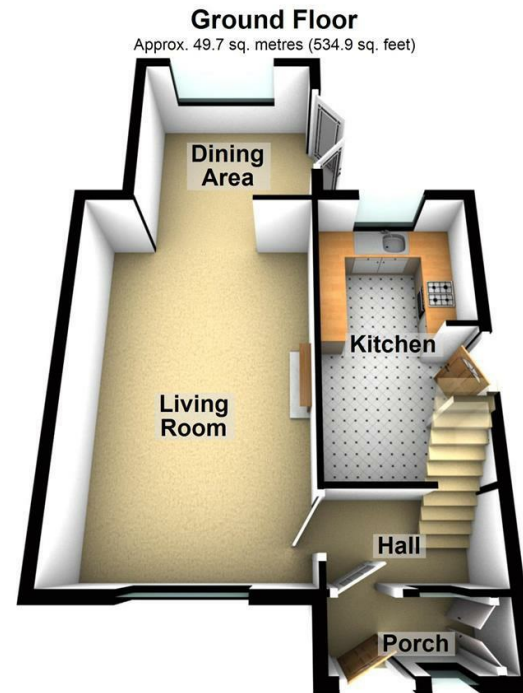
Situated in the ever popular village of Mountsorrel this extended family home offers an ideal accommodation for the young growing family. The accommodation in brief comprises: entrance porch with cloaks storage, hallway, extended living space with lounge and separate dining areas, breakfast kitchen and on the first floor a landing gives way to three well proportioned bedrooms and shower room with white three piece suite. Outside there are mature gardens with a driveway to the front providing ample parking and to the rear in addition to the private garden is a separate workshop with electric light and power.

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

An entrance door with adjacent window through to the entrance porch.

ENTRANCE PORCH

The entrance porch has cloaks storage cupboard and further door accessing the hallway.

HALLWAY

The hallway has stairs accessing the first floor and door through to the open plan living room extended with dining area and door through to the kitchen.

LIVING ROOM

20' x 12'5" (6.10m x 3.78m)

(To the side of chimney breast)

Window to the front elevation, feature fireplace, radiator and open access to the extension and separate dining area.

DINING AREA

9'10 x 9'2" (3.00m x 2.79m)

With windows to the rear elevation overlooking the garden and double doors with adjacent windows to the side elevation and access the rear. Radiator.

KITCHEN

15'10" x 9'8" (4.83m x 2.95m)

This breakfast kitchen has a single drainer stainless steel sink unit with chrome swan neck style mixer tap over and cupboards under, there is a range of fitted units to the wall and base with a roll edge work surface and tiled surround, gas hob with oven under, plumbing for washing machine and space for a tumble dryer, window to the rear elevation overlooking the garden, space for a tall standing fridge freezer and room to accommodate a small breakfast table. There is a door to the side elevation accessing the garden and cupboard storage area.

ON THE FIRST FLOOR

On the first floor a landing gives way to three well proportioned bedrooms and a shower room. There is a window to the side elevation and storage cupboard.

FRONT BEDROOM ONE

10'6" x 9'11" (3.20m x 3.02m)

(To the front of wardrobe / cupboards)

Window to the front elevation, radiator and a range of fitted wardrobe / cupboards with mirror fronted sliding doors.

REAR BEDROOM TWO

10'6" x 8'2" (3.20m x 2.49m)

Window of the side rear elevation overlooking the garden. Radiator.

BEDROOM THREE

10'2" x 7' (3.10m x 2.13m)

(Including boxed stair recess)

Window to the front elevation. Radiator.

SHOWER ROOM

The shower room has a double width shower cubicle with door screening, vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboard storage under, low flush WC, radiator and opaque glass window to the rear elevation.

OUTSIDE

To the front of the property is a driveway providing ample off road parking and currently accommodates a caravan. Gated side access leading to the main rear garden.

The rear garden is mature and private with a variety of mature plants, shrubs and trees. There is lawned areas, feature pond and workshop. Towards the rear of the garden there is a greenhouse and a variety of fruit trees.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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

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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
call Sinclair on 01509 812777



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