

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

# Sinclair



22 Castle Road, Mountsorrel, Leicestershire, LE12 7EU

£215,000

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



## Property at a glance

- Favoured Charnwood Village
- Combination Gas Boiler
- Outside WC and Workshop
- Council Tax Band\*: B
- Three Double Bedrooms
- Separate Utility Area
- Generously Proportioned Garden
- Price: £215,000

## Overview

Generously proportioned family home with three double bedrooms and further accommodation comprising; entrance hall, living room, fitted dining kitchen, separate utility. On the first floor the landing gives way to three bedrooms and a bathroom. Outside there is a driveway to the front providing off road parking and a generously proportioned garden to the rear with a series of out-stores including storage shed, wc and workshop with 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

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uPVC double glazed entrance door through to the entrance hall.

#### ENTRANCE HALL

Cloaks hanging space, two uPVC double glazed windows, radiator, stairs accessing the first floor, door through to the living room.

#### LIVING ROOM

14'8 x 10'11 (side of chimney breast) (4.47m x 3.33m (side of chimney breast))

uPVC double glazed window over looking the garden, radiator, feature ornamental fire place, door accessing the dining kitchen.

#### DINING KITCHEN

18'2" x 8'9" max / 6'0" min (5.54m x 2.67m max / 1.83m min)

uPVC double glazed window, single drainer stainless steel sink unit with a swan neck style mixer tap over and cupboards under, a range of fitted units to the wall and base, roll edge worksurface, gas hob with oven under and extractor fan over, further under unit spaces for additional appliances, dining area, radiator, uPVC double glazed door accessing a rear covered outdoor lobby, access to utility room.

#### UTILITY ROOM

6'4 x 5'9 (1.93m x 1.75m)

Plumbing for washing machine, space for tall standing fridge freezers, uPVC double glazed window.

#### FIRST FLOOR

Landing gives way to three double bedrooms, a family bathroom, airing cupboard housing the combination gas fed boiler.

#### BEDROOM ONE

12'10 x 9'9 (3.91m x 2.97m)

uPVC double glazed window, radiator, recessed wardrobe/cupboard space.

#### BEDROOM TWO

12'3 x 9'2 (3.73m x 2.79m)

uPVC double glazed window, radiator, recessed wardrobe space.

#### BEDROOM THREE

12'8 max / 9'9 min x 8 (3.86m max / 2.97m min x 2.44m)

uPVC double glazed window to the rear elevation overlooking the garden, radiator, recessed wardrobe space.

#### BATHROOM

The bathroom has a white panel bath, combination shower tap, low flush wc and wash hand basin, tiled splash backs, radiator, uPVC double glazed opaque glass window

#### OUTSIDE

To the front of the property is a driveway providing off road car standing for 2/3 cars, there is a pathway with gated access leading to the rear.

To the rear the garden is generously proportioned with a slabbed patio area and garden laid to lawn, slabbed pathway leading to a further gravel patio area, to the rear of the property is a timber built shed and a series of out-stores to include a storage shed, wc and workshop

#### WORKSHOP

7'7 x 6'3 (2.31m x 1.91m)

uPVC double glazed window, electric, light and power.

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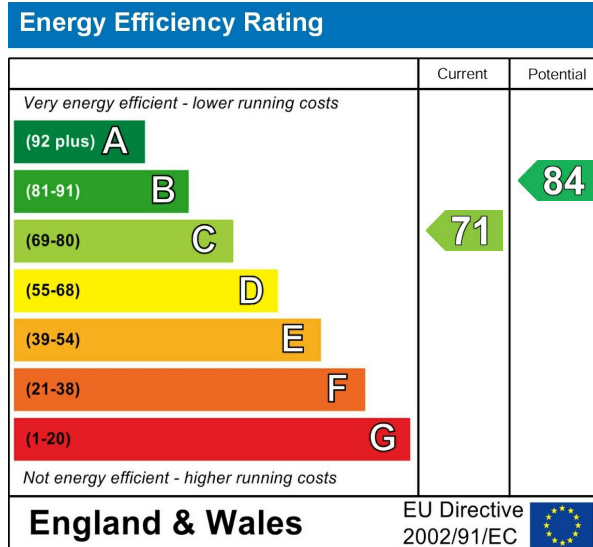




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#### Fixture & Fittings

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.

#### 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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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
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