



Sinclair

Flat 3, 36 Linkfield Road, Mountsorrel, Leicestershire, LE12 7DL

£130,000

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

## Property at a glance

- Favoured Village Location
- Open Plan Living Space
- Combi Boiler (Two Years Old)
- Council Tax Band\*: B
- Two Double Bedrooms
- uPVC Double Glazing
- Ideal Ftb/Investment
- Price: £130,000

## Overview

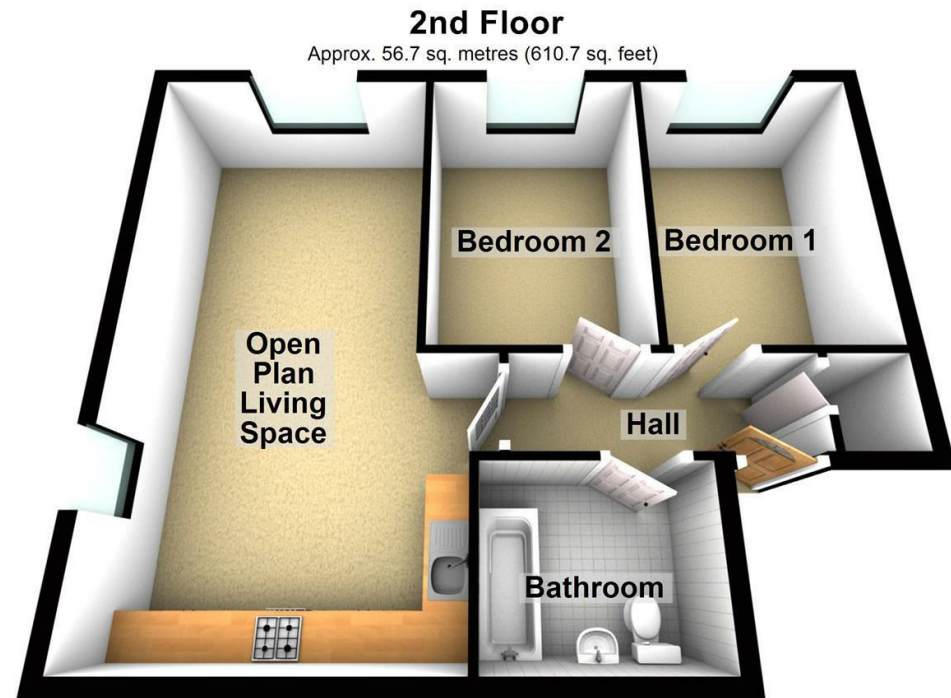
Situated in the ever popular Charnwood Village of Mountsorrel, this modern flat situated on the second floor enjoys an open plan living space with kitchen dining and lounge areas, two double bedrooms, and bathroom. The flat is gas centrally heated and uPVC double glazing, and there is allocated parking, visitor parking and bin storage to the rear. An ideal first time purchase or investment opportunity. EPC Rating C

## 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.



Total area: approx. 56.7 sq. metres (610.7 sq. feet)

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## Detailed Accommodation

### DETAILED ACCOMMODATION

There is an intercom entry door which access the communal lobby area.

### COMMUNAL LOBBY

With stairs accessing the flat located on the second floor. The entrance door leads to the hall

### HALL

The main hallway has access to the open plan living space with lounge, dining kitchen areas, two double bedrooms, bathroom and store cupboard. There is loft access hatch and radiator.

### OPEN PLAN LIVING SPACE

72'2"26'2" x 42'7"6'6" max x 36'1"3'3" minimum (22.00m7.98m x 12.98m1.98m max x 11.00m"0.99m mini)

The open plan living space has a kitchen area with single drainer stainless steel sink unit with cupboards under, plumbing for washing machine, fitted units to the wall and base, rolled edged work surface and tiled surround, stainless steel gas hob with oven under with extractor fan over, wall mounted combination gas fed boiler and under unit space for further kitchen appliance, plumbing for washing machine. Radiator, uPVC double glazed opaque glazed window to the side elevation, there is a dining area and lounge area with further radiator, uPVC double glazed window to the front elevation.

### BEDROOM ONE

12'1 x 8'8 (3.68m x 2.64m)

With uPVC double glazed window to the front elevation and radiator.

### BEDROOM TWO

12'1 x 8'6 (3.68m x 2.59m)

With uPVC double glazed window to the front elevation and radiator.

### BATHROOM

The bathroom is fitted with a white three piece suite comprising panelled bath with shower over, low flush w.c. pedestal wash hand basin and radiator.

### OUTSIDE

To the outside of the property there is an allocated car parking space and additional visitor parking. There is also a bin store and covered bike storage.

### TENURE

We are advised by the vendors that the property is held leasehold on the balance of 125 years with 106 years remaining. dated 1st October 2006. There is a Management Charge of £140.00 per month including buildings insurance, ground rent and communal maintenance.

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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>	79	79
(69-80) <b>C</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

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.

### Tenure

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

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 812777



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