



Sinclair

'The Hollies', 65 Danvers Road, Mountsorrel, Leicestershire, LE12 7JG

£200,000

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Property at a glance

- Sought after village location
- Two reception rooms
- Feature fireplaces
- Council Tax Band*: B
- Two double bedrooms
- Combination gas fed boiler
- No upward chain
- Price: £200,000

Overview

The Hollies is a bay fronted period residence located on the ever popular Danvers Road in Mountsorrel, within ease of access to the village centre. The property, although requiring some cosmetic improvement, enjoys feature fireplaces and wood stripped doors, a combination gas fed boiler and accommodation which in brief comprises; two reception rooms, fitted kitchen, two well proportioned double bedrooms, a bathroom with white three piece suite and useful storage cupboard. Outside there are front and rear gardens and two brick built stores. The property is occupied with no upward chain. EPC RATING D.

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. 90.8 sq. metres (976.9 sq. feet)

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Detailed Accommodation

GROUND FLOOR

Dining Room/ Reception Room One

12'4" x 11'1" (not including bay window to side of (3.76m x 3.38m (not including bay window to side of)

Timber entrance door leads into reception room one with a sash period bay window to front elevation, feature open fire place with period fire, inset tiles, raised hearth, wooden sides and over mantel, built in meter cupboard, picture rail and coving to ceiling and radiator. A further wood stripped door accesses the lobby with cloaks hanging space, access to the understairs storage cupboard and with open access to reception room two.

Living Room/Reception Room Two

13'1" x 12'5" (to the side of chimney breast) (3.99m x 3.78m (to the side of chimney breast))

Fireplace, window to the rear elevation, radiator and wood stripped door granting access to the first floor.

Kitchen

14'9" x 7'2" (4.50m x 2.18m)

Kitchen is fitted with a single drainer one and a half bowl sink unit with mixer tap .A range of wall and base units, roll edge worksurfaces with tile surround, gas hob with oven under and extractor fan over, plumbing for washing machine, space for a tall standing fridge/freezer, radiator, windows to the side elevation and door accessing the garden.

FIRST FLOOR

Landing

The first floor landing gives way to two double bedrooms and bathroom, storage cupboard, with wood stripped doors, radiator.

Bedroom One

14'2" x 11'0" (to side of chimney breast) (4.32m x 3.35m (to side of chimney breast))

Window to front elevation, feature ornamental cast iron fireplace, wood stripped door accessing storage cupboard, radiator.

Bedroom Two

13'1" x 11'0" (side of chimney breast) (3.99m x 3.35m (side of chimney breast))

Window to rear elevation, feature period cast iron fireplace, radiator, storage cupboard with hanging space and window to the side elevation.

Bathroom

Bathroom is fitted with a white three piece suite comprising double ended panel bath with centre mounted mixer tap, low level push button w.c, pedestal wash hand basin, built in cupboard housing combination gas fed boiler, uPVC double glazed opaque window, radiator, tiled splashbacks.

OUTSIDE

Rear Garden

To the rear there is a slabbed patio area with access to two brick built stores, private garden beyond, timber screen, fenced boundaries and timber built shed.

Front

To the front of the property is a walled boundary with access to the entrance door, gated side access leading to the rear garden.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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