



Sinclair

1 Conway Road, Mountsorrel, Leicestershire, LE12 7EX

£255,000

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Property at a glance

- Solar Panels (Owned)
- Corner Plot and Position
- uPVC Double Glazing and Gas Central Heating
- Council Tax Band*: C
- Favoured Village Location
- Driveway and Garaging
- Dining Kitchen
- Price: £255,000

Overview

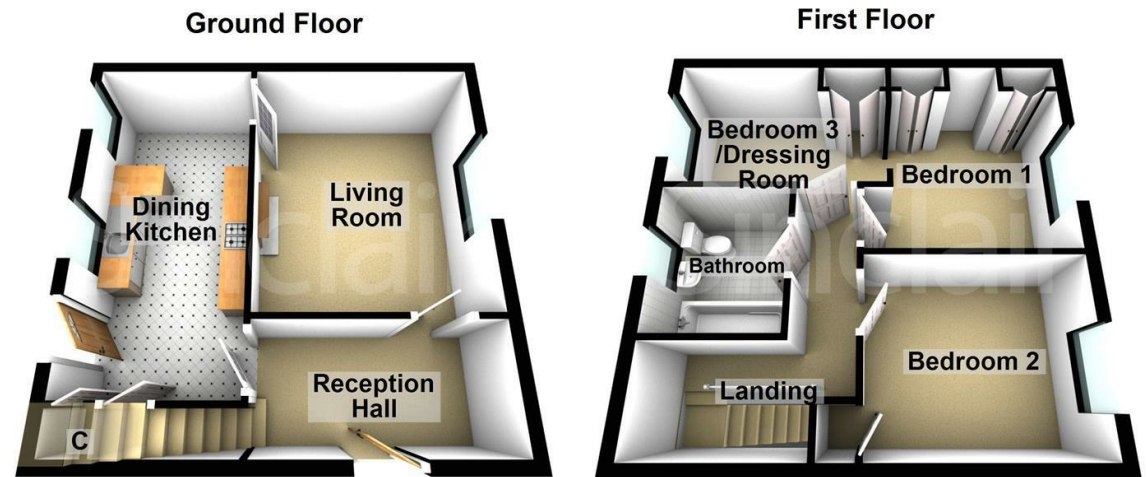
Occupying a pleasant corner position with surrounding gardens. This semi detached residence benefits from solar panels (Energy Rating B) , gas central heating, uPVC double glazing and comprises, reception hall, dining kitchen, living room, on the first floor landing gives way to the main bedroom which currently opens to a dressing room (former bedroom three), a further bedroom and bathroom. The position and plot are a particular feature of sale with lawned gardens and a driveway providing off road parking and garaging.

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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Entrance door through to the reception hall.

RECEPTION HALL

Stairs accessing the first floor, contemporary style wall mounted radiator, doors accessing the dining kitchen and living room.

DINING KITCHEN

18'1 x 8'6 (5.51m x 2.59m)

The kitchen area has a single drainer sink unit with cupboards under, there are fitted units to the wall and base, roll edge worksurface, tiled surround, gas hob with double oven under and extractor fan over, plumbing for washing machine and dishwasher, uPVC double glazed window overlooking the garden and a further window to the dining area. There is a radiator and two under stair storage cupboards.

LIVING ROOM

14'9 x 12'1 (side of chimney breast) (4.50m x 3.68m (side of chimney breast))

uPVC double glazed window, radiator, feature open fireplace with open fire grate, wooden sides and over mantel.

FIRST FLOOR

Landing gives way to two bedrooms (formerly three) and a family bathroom. There is a contemporary style radiator and a uPVC double glazed window, loft access hatch.

BEDROOM ONE

10 x 10'7 (front of wardrobe/cupboards) (3.05m x 3.23m (front of wardrobe/cupboards))

uPVC double glazed window, feature paneling, radiator, a rang of fitted wardrobes/cupboards which continue into the dressing room (formerly bedroom three).

BEDROOM TWO

12'4 x 8'1 (3.76m x 2.46m)

uPVC double glazed window, radiator, built in cupboard housing the combination gas fed boiler.

BEDROOM THREE/DRESSING ROOM

8'6 x 8 (2.59m x 2.44m)

uPVC double glazed window, door accessing the landing. This room currently functions as a dressing room and could easily be reverted back to a third bedroom if required.

BATHROOM

The bathroom is fitted with a panel bath with a shower over, low flush wc and pedestal wash hand basin. uPVC double glazed opaque glass window, radiator.

OUTSIDE

The plot and position are a particular feature of sale being located on a corner with surrounding gardens. To the front of the garden is a fenced and hedged boundary with shaped lawn areas and pathways leading to the entrance door. There is gated access to the main garden. The main garden is laid to lawn with planting borders and slabbed patio areas, there is a timber built storage shed and personnel access door leading to the garage. The garage has electric light and power, double doors to the front which in turn leads to the driveway and parking and the garage electrics are upgraded to suit EV charging .

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

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

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