



78 Church Hill Road, Mountsorrel, Leicestershire, LE12 7JF

Offers Over £210,000

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



## Property at a glance

- Super Family Home
- Private Rear Gardens
- Ease of access to Village Centre
- Council Tax Band\*: A
- Beautifully Maintained Accommodation
- Full External Insulation (2023)
- Modern Kitchen and Bathroom
- Price: £210,000

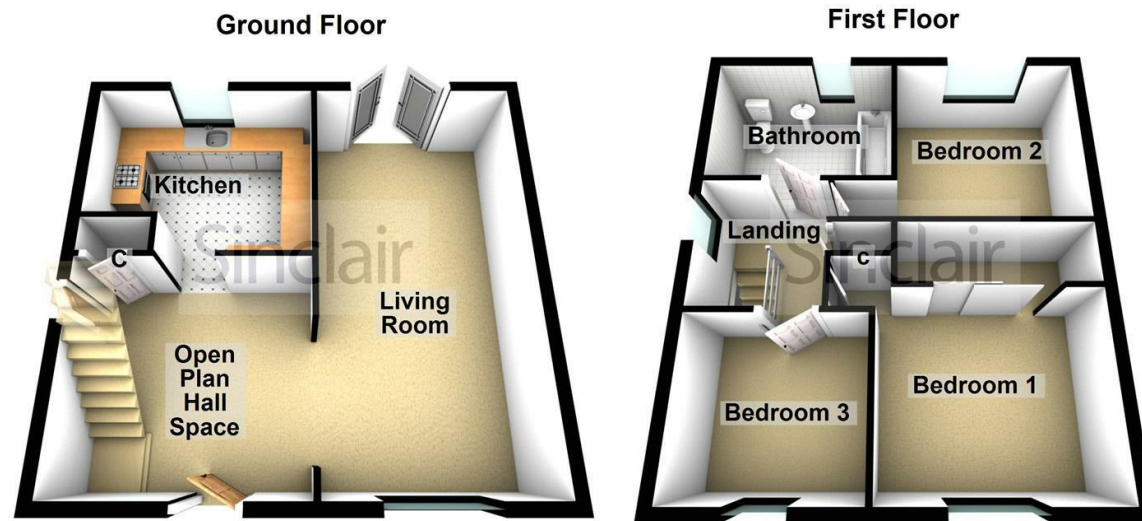
## Overview

A beautifully maintained family home much improved by the current vendors and it is ideally situated for ease of access to the village centre and amenities. The property is a pleasant welcome with an open reception hall giving access to modern fitted kitchen and open plan living room space with lounge and dining areas. On the first floor a landing gives way to three bedrooms and bathroom fitted with a white three piece suite. Outside the gardens are a particular feature of sale with the rear being beautifully maintained and mature with privacy to the plot whilst the front has a driveway providing off road parking.

## Location\*\*



\*\* 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

### DETAILED ACCOMMODATION

uPVC double glazed entrance door to a pleasant open reception hall with feature tiled flooring continuing through to the kitchen, radiator, stairs accessing the first floor, open access to the living room forming part of the super downstairs open plan living space, door accessing a meter cupboard and door to the side elevation accessing the outside.

#### Fitted Kitchen

9'8 x 8'5 (2.95m x 2.57m)

There is a one and a half bowl Franke sink unit with stylish mixer tap over and cupboards under, there is a range of fitted gloss units to the wall and base, work surface and full glass splash back, there is a gas hob with oven under and extractor fan over, space for a tall standing fridge freezer, plumbing for washing machine, a wall mounted baxi gas fed boiler, uPVC double glazed window overlooking the beautiful rear garden.

#### Open Plan Living Space

20'0 x 10'7 plus 11'4 x 7'11 (hall space) (6.10m x 3.23m plus 3.35m'1.22m x 2.13m'3.35m (hall)

uPVC double glazed window, double glazed French patio doors overlooking and accessing the garden, there is a feature central media wall with alcove recess for tv display and further alcove under.

#### First Floor

On the first floor a landing gives way to three bedrooms, a bathroom, an airing cupboard housing the hot water cylinder and uPVC double glazed opaque glass window.

#### Bedroom One

10'1 x 9'8 (front of wardrobe/cupboard) (3.07m x 2.95m (front of wardrobe/cupboard))

uPVC double glazed window, radiator and a range of fitted wardrobe/cupboards.

#### Bedroom Two

11'1 x 8'5 (infront of wardrobe/cupboard) (3.38m x 2.57m (infront of wardrobe/cupboard))

uPVC double glazed window overlooking the garden, radiator and fitted wardrobe/cupboards.

#### Note to purchasers

Should be noted by perspective purchasers that the property is of concrete construction and although there will be limited mortgage availability now advised by the vendors that the Halifax would offer. We advise that any perspective purchaser takes advice from their financial advisor prior to agreeing a sale

#### Bedroom Three

6'9 x 5'6 (front of wardrobe/cupboards) (2.06m x 1.68m (front of wardrobe/cupboards))

6'9 x 5'6 (front of wardrobe/cupboards not including stair bulkhead)

uPVC double glazed window, radiator, fitted wardrobe/cupboards and a cabin style bed fitted over the stair bulkhead with storage under.

#### Bathroom

Fitted with a panel bath with thermostatic shower over and shower screening, low flush WC and a vanity unit surmounted by a wash hand basin with chrome mixer tap over, radiator, tile splashback, two uPVC double glazed opaque glass windows.

#### Outside

Property is set back from the road with a driveway providing off road parking and there are shaped lawn areas and mature plants and trees including cascading willow tree. To the rear the gardens are a particular feature of sale with a timber decking area located to the rear of the living room, gravelled areas and a shaped lawn beyond with a variety of mature plants shrubs and trees. The garden offers privacy to the plot.

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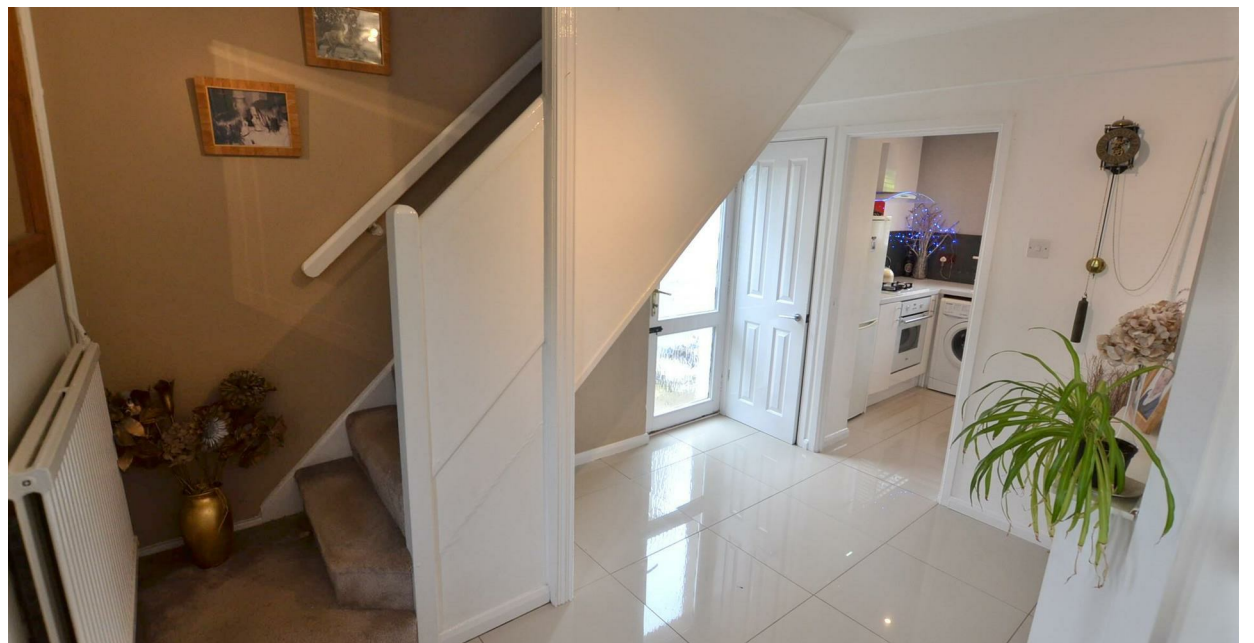




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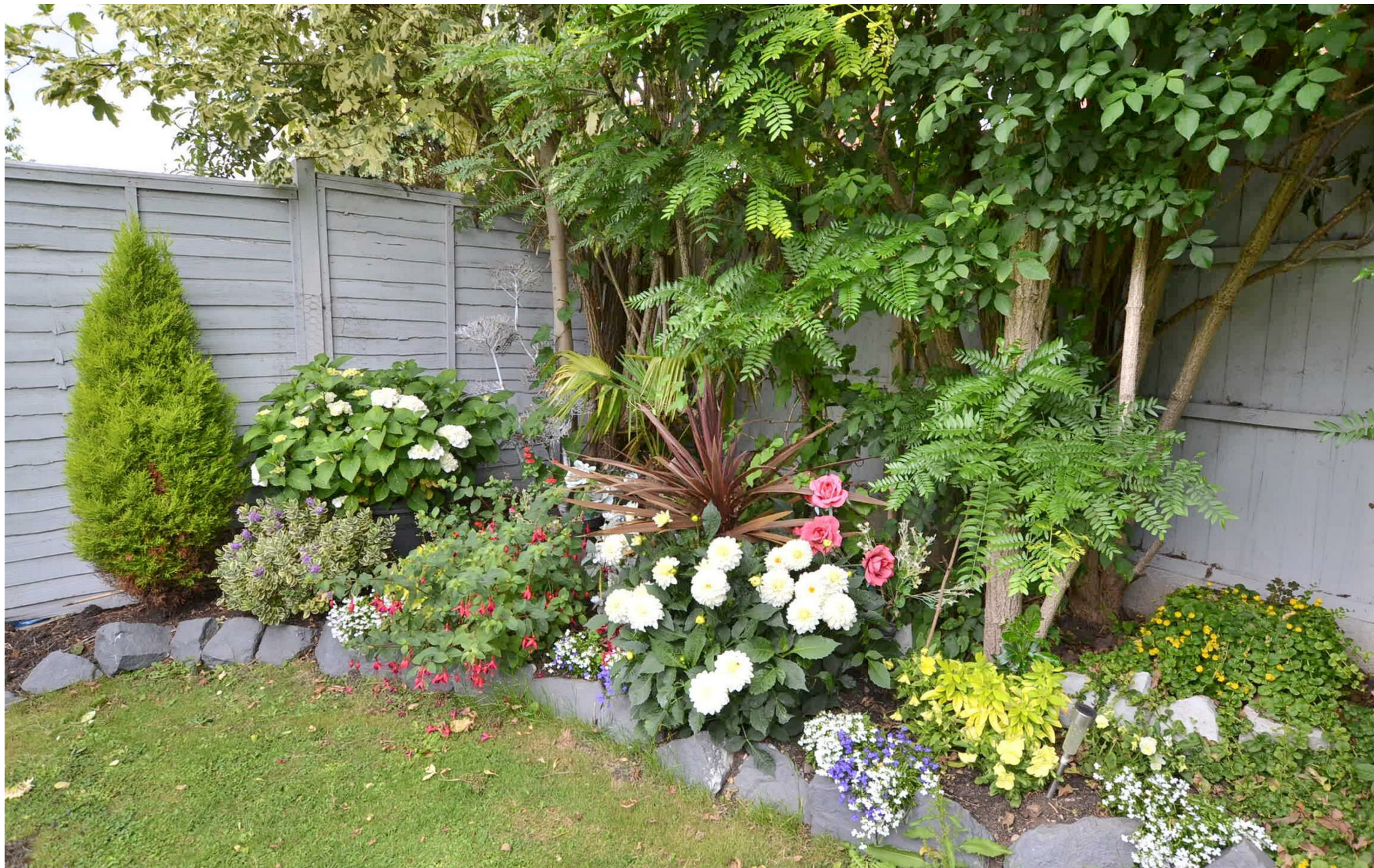




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## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                         |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            | <b>88</b>                                                                         |
| (69-80) <b>C</b>                                   | <b>74</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<br>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.

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## 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.

## Referral Fee Disclosure

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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