



Sinclair

52 Rockhill Drive, Mountsorrel, Loughborough, LE12 7DT

£255,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- NO UPWARD CHAIN
- Private Rear Garden
- Some Modernisation Required
- Council Tax Band*: C
- Favoured Village Location
- Off Road Parking
- Ease of Access to Centre and Amenities
- Price: £255,000

Overview

This three-bedroom semi-detached house is available with no upward chain and is conveniently located near the village centre and local amenities. The property requires some modernisation but features uPVC double glazing, a bay window, and gas central heating. The accommodation includes a living room, kitchen, and dining area. On the first floor, there are three bedrooms and a bathroom. Outside, the rear of the property boasts a private garden, while the front offers a driveway for off-road parking that leads to the porch and a garage with a personnel access door.

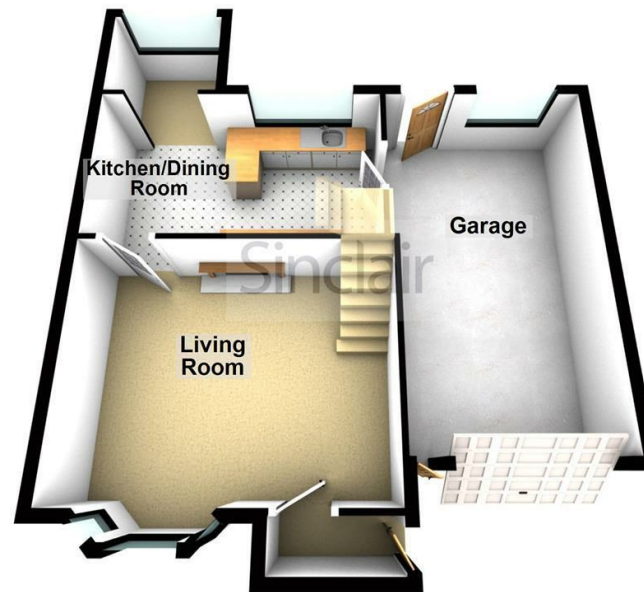
Location**

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.

Ground Floor



First Floor



52 Rockhill Drive, Mountsorrel, Loughborough, LE12 7DT

Sinclair

Detailed Accommodation

DETAILED ACCOMMODATION

uPVC entrance door with double glazed opaque glass window through to the porch.

PORCH

Wooden door with inset glass panels, an opaque glass window through to the Living Room.

LIVING ROOM

13'5 x 16'10 maximum (4.09m x 5.13m maximum)

uPVC double glazed bay window to the front elevation, fireplace with a marble hearth surmounted by a coal effect gas fed fire. Radiator, meter cupboard, stairs accessing the first floor, door accessing the Kitchen and Dining Area.

KITCHEN

16 x 18'6 (4.88m x 5.64m)

Fitted units to the wall and base, one and a half bowl sink unit with mixer tap over and cupboards under. Roll edge worksurface, electric and gas cooker points, extractor fan, space for a tall standing fridge freezer, plumbing for washing machine, uPVC double glazed window overlooking the garden, door accessing the Garage. Open space with archway through to the Dining Area.

DINING AREA

8'6 x 8'4 (2.59m x 2.54m)

uPVC double glazed window overlooking the garden, radiator.

FIRST FLOOR

Landing gives way to three bedrooms and a bathroom with a white three piece suite.

BEDROOM ONE

8'10 x 11'11 (to front of wardrobe/cupboards) (2.69m x 3.63m (to front of wardrobe/cupboards))

uPVC double glazed window to the front elevation, a range of fitted wardrobe/cupboards and drawers including a built in dressing table. Radiator.

BEDROOM TWO

8'7 x 10 (maximum) (2.62m x 3.05m (maximum))

uPVC double glazed window to the rear elevation, a range of fitted wardrobe/cupboards one of which houses the boiler. Radiator.

BEDROOM THREE

6'8 x 7'8 (to the front of wardrobe/cupboards) (2.03m x 2.34m (to the front of wardrobe/cupboards))

uPVC double glazed window to the front elevation, a range of fitted cupboard/wardrobes and drawers. Radiator.

BATHROOM

uPVC double glazed opaque glass window to the rear elevation, radiator, white three piece suite comprising; low flush WC, wash hand basin and a panel bath with mixer taps and a shower head as well as a separate electric shower unit.

OUTSIDE

To the rear of the property there is a generously proportioned garden with slabbed patio area. There is a variety of mature plants, shrubs and trees.

To the front of the property there is a driveway providing ample off road car parking which in turn leads to the Garage.

GARAGE

11'10 x 22'8 (3.61m x 6.91m)

There is an up and over door, two personnel doors one accessing the front of the property and one accessing the rear garden. uPVC double glazed window overlooking the rear garden, there is also a door accessing the kitchen.

52 Rockhill Drive, Mountsorrel, Loughborough, LE12 7DT

Sinclair



52 Rockhill Drive, Mountsorrel, Loughborough, LE12 7DT

Sinclair



52 Rockhill Drive, Mountsorrel, Loughborough, LE12 7DT

Sinclair



52 Rockhill Drive, Mountsorrel, Loughborough, LE12 7DT

Sinclair



52 Rockhill Drive, Mountsorrel, Loughborough, LE12 7DT

Sinclair

52 Rockhill Drive, Mountsorrel, Loughborough, LE12 7DT

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

** 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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Sinclair

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.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk