



# Sinclair

52 Rockhill Drive, Mountsorrel, LE12 7DT

£245,000

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## 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: £245,000

## 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. (New Boiler installed 2025) 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.

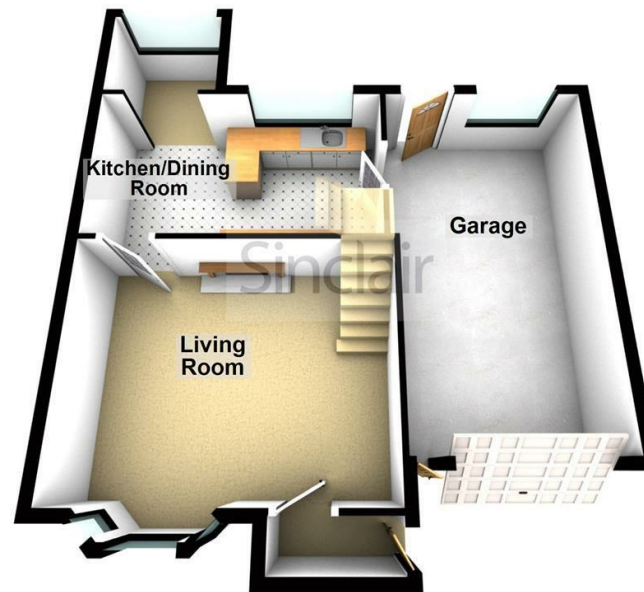
## Location\*\*

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



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## 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. Brand new boiler installed 2025 . 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.

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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>		
(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.

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