



Sinclair

60 Maitland Avenue, Mountsorrel, Leicestershire, LE12 7DU

Offers Over £165,000

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



## Property at a glance

- No Upward Chain
- Successful Rental History
- uPVC D/Glazing /Electric Heating
- Council Tax Band\*: B
- Ideal First Time Purchase
- Garden and Parking To Rear
- Head Of Cul De Sac Position
- Price: £165,000

## Overview

Offered with no upward chain this two bedroom townhouse would provide ideal accommodation for the first time buyer and has had a successful rental history. The accommodation comprises, entrance hall, fitted kitchen, lounge diner and on the first floor landing gives way to two bedrooms and a bathroom with white three piece suite. Outside there is an enclosed garden with timber built shed and access leading to the parking for the property.

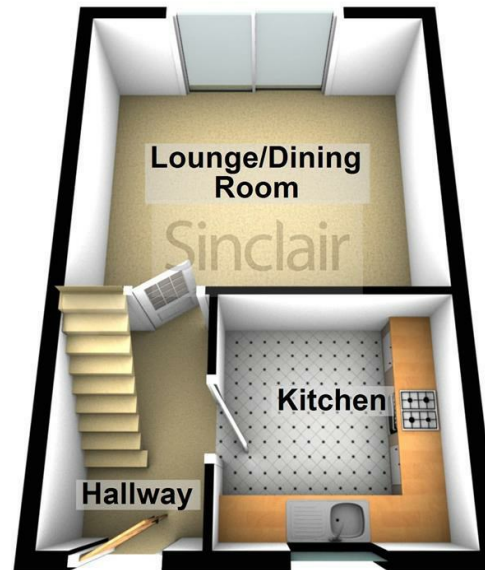
## Location\*\*

Mountsorrel is a village south of Loughborough in Charnwood, surrounding a steep hill, once crowned by a castle and renowned for the Butter 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

Entrance door through to the entrance hall, the entrance hall has an electric storage radiator, stairs accessing the first floor with under stair storage area, doors accessing the fitted kitchen, the lounge diner and a storage cloaks cupboard.

### FITTED KITCHEN

8'11 x 6'9 (2.72m x 2.06m )

Single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, rolled edge work surface and tiled surrounds, electric hob with oven under and extractor fan over , uPVC double glazed window and under counter space for kitchen appliances.

### LOUNGE/DINER

12'7 x 12'11 (3.84m x 3.94m )

Central fireplace with marble hearth with wooden sides and over mantle, electric storage radiator, uPVC double glazed sliding patio doors overlooking and accessing the garden.

### FIRST FLOOR

On the first floor landing gives way to two bedrooms, bathroom and an airing cupboard housing the hot water cylinder.

### BEDROOM ONE

12'7 x 8'9 maximum, 7'7 minimum (3.84m x 2.67m maximum, 2.31m minimum )

uPVC double glazed window, electric heater.

### BEDROOM TWO

12'7 x 7'4 (including stair bulk head ) (3.84m x 2.24m (including stair bulk head ))

Two uPVC double glazed windows, electric heater.

### BATHROOM

The bathroom is fitted with a white three piece suite comprising panelled bath with shower over , low level flush WC & pedestal wash hand basin.

### OUTSIDE

There is a pathway leading to the entrance door and to the rear there is an enclosed

garden with slabbed patio areas and pathways, central lawn area and timber built shed. Gated access leading to the parking arrangements for the properties.

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## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>92</b>   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>65</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <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.

\* 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

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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.

## 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](http://www.sinclairestateagents.co.uk/referral-fee-disclosure)

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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