



8, JOHNS AVENUE, MOUNTSORREL, LE12 7DA

PRICE £315,000

**ANDREW GRANGER & CO**

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



**PRELIMINARY ANNOUNCEMENT & FURTHER PHOTOGRAPHS COMING SOON \*\*\*AN EXCITING OPPORTUNITY TO PURCHASE A BRAND NEW HIGH SPEC, THREE BEDROOM DETACHED BUNGALOW IN SECLUDED CUL DE SAC POSITION\*\*\*** A most appealing and attractively styled THREE BEDROOM detached bungalow of brick and tiled construction by Messrs Miller & Watson Carpentry Limited forming part of a small development of just two quality homes which provides well equipped and stylish accommodation including gas fired central heating and upvc double glazing and occupies a delightful setting within this thriving and much favoured village between Loughborough and Leicester. **VIEWING HIGHLY RECOMMENDED.**



The property includes many features including Symphony fitted Kitchen having range of integrated appliances and Ideal combination gas fired boiler with a 10 year warranty and in brief the accommodation comprises: Side entrance hall, spacious 'L' shaped Living/Dining Kitchen 21'6" x 17'0" overall, three Bedrooms and Bathroom including bath and separate shower cubicle. Driveway, brick built garage and fully enclosed rear garden.

#### **LOCATION**

The property occupies a secluded cul de sac setting towards the outskirts of this popular and conveniently placed village which sits midway between Loughborough and Leicester and provides wide ranging day to day amenities including Parish Church, primary school, local shops, Waitrose and Cooperative food stores, doctors surgery, traditional public houses, take away outlets and the Soar Valley Leisure Centre. There are bus routes throughout the area with services to Loughborough and Leicester.

In addition there are excellent road links to the A46 Western Bypass, M1 Motorway at junctions 21A, 22 & 23, Fosse Park and Thurmaston Shopping Centres and East Midlands Airport at Castle Donington.

#### **VIEWINGS & DIRECTIONS**

By arrangement through the Selling Agents, Andrew



Granger & Co telephone 01509 235534.

From the centre of Mountsorrel proceed via The Green bearing left into Rothley Road and on reaching the mini roundabout towards the edge of the village turn right into Walton Way. Take the second right turning into Castle Road and then the third right hand turn into Cross Lane. Johns Avenue is then the second left turning and the bungalow is situated at the head of the cul de sac, clearly identified bearing our For Sale board.

#### **ACCOMMODATION**

##### **ENTRANCE HALL**

Having upvc double glazed front door, radiator.

##### **LIVING/DINING KITCHEN 21'6" x 17'0" overall (6.57m x 5.2m overall)**

An 'L' shaped room having fitted Symphony kitchen to include inset sink unit and range of wall and base cupboards having granite work tops, integrated double oven, four ring gas hob unit and extractor hood over, further integrated fridge, freezer and dish washer, upvc double glazed windows to the side and rear elevations, additional bi-fold doors to the rear garden, radiator.

##### **UTILITY ROOM 8'6" x 5'3" (2.6m x 1.62m)**

Inset sink unit, plumbing for an automatic washing machine, Ideal logic combination gas fired boiler serving the hot water and central heating systems, upvc double glazed window to the side elevation, radiator.

##### **BEDROOM ONE 12'9" x 11'0" (3.9m x 3.36m )**

Upvc double glazed window to the front elevation, radiator.

##### **BEDROOM TWO 11'0" x 10'6" (3.37m x 3.22m )**

Upvc double glazed window to the front elevation, radiator.

##### **BEDROOM THREE 8'0" x 7'3" (2.46m x 2.21m)**

Upvc double glazed window to the side elevation, radiator.



### **BATHROOM**

Brand new four piece suite in white comprising tiled shower cubicle, panelled bath, pedestal wash hand basin and low level W.C, complimentary wall tiling, extractor fan, upvc double glazed window to the side elevation, radiator.

### **OUTSIDE**

Driveway to the side of the property providing car standing and leading to a detached brick built garage with pitched tiled roof.

Generously sized and fully enclosed rear garden having paved patio and lawn behind close boarded fencing.

### **E P C**

To be confirmed.

### **NOTE**

The property benefits from a 10 year LABC Insurance Backed Warranty.

### **PURCHASING PROCEDURE**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

### **MONEY LAUNDERING**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.





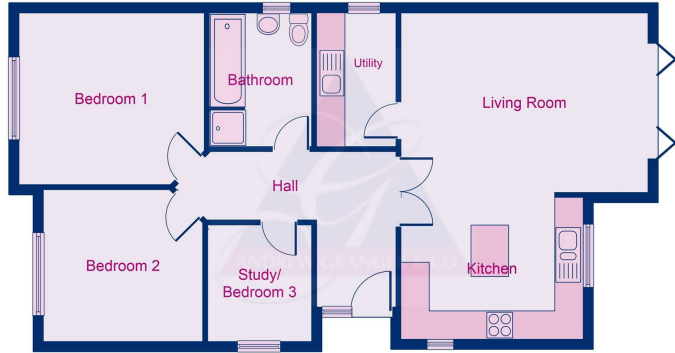
## **MARKET APPRAISALS**

If you have a house to sell then we offer a Free Valuation, without obligation.

## **SURVEYS**

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

## LOCATION



Ground Floor  
Floor Area (Gross Internal) 84.7 sq m. (912 sq ft) approx. Created using Matter Publisher™

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RICS



[loughborough@andrewgranger.co.uk](mailto:loughborough@andrewgranger.co.uk)

Call 01509 235 534

Andrew Granger & Co.

44-46 Forest Road, Loughborough, LE11 3NP

[www.andrewgranger.co.uk](http://www.andrewgranger.co.uk)

