



90 Loughborough Road

Mountsorrel, Leicestershire LE12 7AU

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Property at a glance:

- Modernised period home
- Three bedrooms
- Two receptions rooms
- Fitted kitchen
- Ground floor WC
- En-suite to master bedroom
- Jack & Jill shower room for bedrooms two and three
- Enclosed garden with sunken stream
- Shared courtyard garden
- Single garage
- Access through the Waterside development to the River Soar

£360,000



A simply lovely three double bed roomed modernised period home set upon the fringe of the hugely sought after Waterside Development set around Mountsorrel Staithe all conceived and designed by renowned local developer Black Hawk. A walk from the property through the street scene to the wharf area really is a rare treat due to the architectural features on display on the way to the River Soar which sits beyond the development. The property opens to a shared courtyard at the rear and offers a parking space, garage and enclosed garden with sunken stream passing through! A truly unique opportunity and a stunning is a must-view. No upward chain.

GENERAL INFORMATION

Mountsorrel is a popular residential location being well placed for access to Leicester City centre, which is a major centre of employment and offers a comprehensive range of amenities therein as well as to the University town of Loughborough and the M1 motorway via the western distributor road.

The combined centres of Rothley, Mountsorrel and Quorn offer a good range of neighbourhood amenities to include shopping, schooling, various pubs and restaurants and recreational pursuits.

THE WATERSIDE

The property is situated on the fringe of this completely unique development of just 45

properties built by Mssrs Black Hawk developments in Dutch revivalist style with the wharf area conceived to replicate the tranquility of a 19th century fishing village and using distressed materials to create an aged aesthetic.

WHARF (staithe) & MOORING

There is the possibility for mooring at the property. If this is something you are interested in please contact our office on 01509 214546.

EPC RATING

We are awaiting the EPC for this property.

ENTRANCE HALL

With tiled floor, radiator, coat pegs, storage shelf, ceiling light point, fitted mirror, sturdy solid





oak latch/brace door to the front elevation and internal latch/brace doors at either side in oak leading off to the following rooms:

GROUND FLOOR WC

1.47m x 1.21m (4'10" x 4'0")

Having a two piece Ideal Standard heritage style suite, white radiator, exposed stonework, ceiling light point and sealed unit double glazed window to the front elevation.

LOUNGE

4.91m x 4.57m (16'1" x 15'0")

An impressive main reception room, the heart of

this lovely home as it leads to the dining room, kitchen and offers a semi open plan staircase rising to the first floor accommodation above with built in storage cupboard beneath. Having a dual aspect with double glazed windows to the garden and to Loughborough Road, french doors to the garden, arch shaped display recess, multiple wall light points, oak plank flooring, double radiator, exposed brickwork and beams.

DINING ROOM

3.40m x 2.85m (11'2" x 9'4")

Having tiled floor, exposed stonework, beams and recessed LED down-lights, two double

radiators, double glazed french door with matching windows at either side leading to the courtyard area.

BREAKFAST KITCHEN

4.35m x 2.83m (14'3" x 9'3")

With tiled floor and room for breakfast table, fitted to base and eye level for storage with roll edge work-surfaces, tiling and space for Range cooker, space for two further appliances, built in fridge and freezer units under the counter, one and a quarter bowl sink with drainer and mixer, multiple LED down-lights plus pendant light point to the breakfast area, double radiator, high level LCD TV point, double glazed window to the garden and french doors with side window onto the courtyard space.

FIRST FLOOR LANDING

Accessed by the aforementioned semi open plan staircase from the lounge area which has a spindle balustrade and the landing itself has a smoke alarm, ceiling light point, exposed beams and solid oak latch/brace doors lead off to all three bedrooms.

BEDROOM ONE

3.43m x 2.92m (11'3" x 9'7")

The smallest of the three double bedrooms but still a good size double with ceiling light point, radiator and double glazed window to the communal courtyard, solid oak latch/brace door leading off to:

EN-SUITE SHOWER ROOM

2.74m x 1.17m (9'0" x 3'10")

Having walk-in shower space with full height tiling and Mira Excel thermostatic shower unit, pedestal wash basin and close coupled WC by









Ideal Standard in Heritage style, full height tiling, white radiator, LED down-lights, extractor fan, shaver socket and double glazed window to the Loughborough Road elevation.

BEDROOM TWO

4.78m x 3.67m (15'8" x 12'0")

Having a dual aspect offering double glazed window to the front elevation and a further window to the side, double radiator, ceiling light point, loft hatch and solid oak latch/brace door leading off to the Jack & Jill shower room.

JACK & JILL SHOWER ROOM

1.88m x 2.38m (6'2" x 7'10")

Having a three piece suite comprising fully tiled shower cubicle with Mira Excel thermostatic shower unit, close coupled WC and heritage style wash basin with mixer tap, dado height tiling, double radiator, extractor fan, ceiling light point and exposed beams, shaver socket, wall cabinet for storage, extractor fan and obscure double glazed window to the side elevation. A latch and brace door leads off to:

BEDROOM THREE



4.35m x 3.13m max (14'3" x 10'3" max)

Currently in use as an additional upstairs sitting room, this is a spacious double room with double glazed window overlooking the garden, double radiator, exposed beams and ceiling light point.

OUTSIDE

The outside spaces are most interesting, a small sheltered courtyard space within the property's elbow with outside lighting and flagstone paving sits to the immediate rear and opens into a most pleasant communal courtyard shared with three adjacent dwellings with granite cobbled centre area, wrought iron decorative railings and central fishpond. A gated access off leads to the garden and a walkway to the opposite side of the courtyard leads to the separate SINGLE GARAGE via a personal access door to the rear.

SINGLE GARAGE

5.60m x 2.81m (18'4" x 9'3")

With double braced timber remote controlled electric up and over doors for vehicular access and an access door to the rear leading into the courtyard space. Additionally opposite the garage there is a reserved parking space serving



the property which is situated at 90 degrees to the garage itself on the opposite side of the main access lane.

COMMUNAL CHARGES

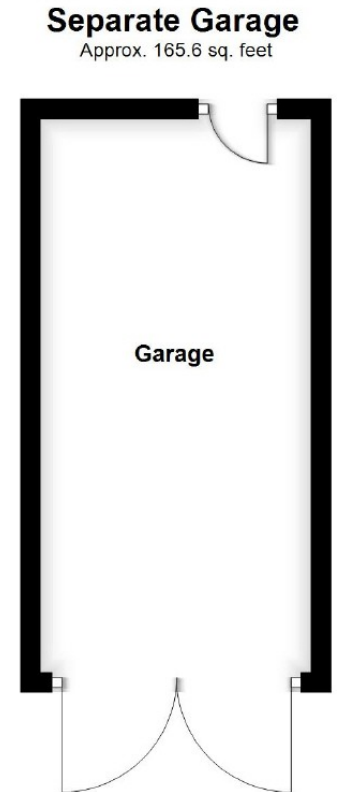
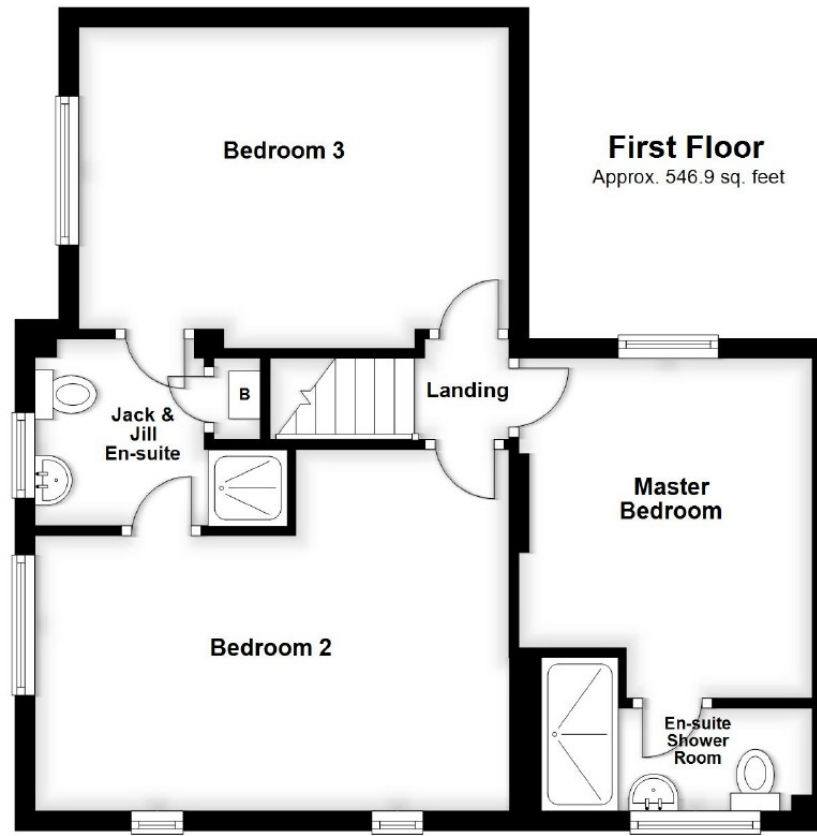
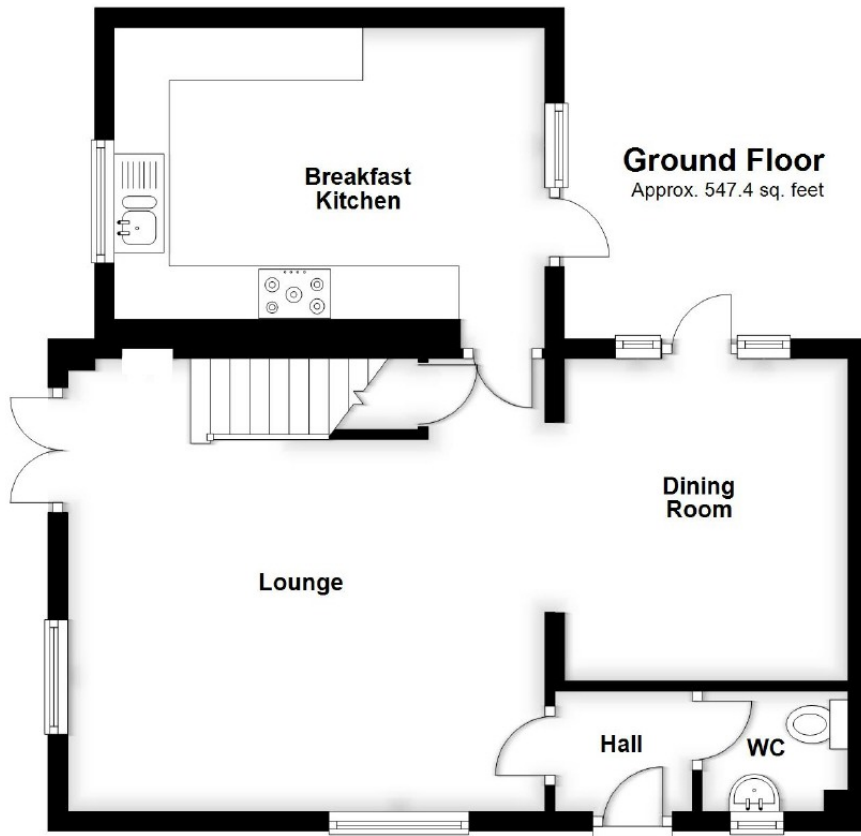
The ground rent charge is £600 per annum and includes maintenance of communal areas.

DIRECTIONS

Leave Loughborough southbound on the A6 dual carriageway and at the traffic island junction with Granite Way turn right and at the next traffic island turn left into Loughborough Road, just after Waitrose Supermarket. Continue along Loughborough Road and the property can be found on the left hand side of the road.

PROPERTY INFORMATION QUESTIONNAIRE

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.



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