

Halstead Road

Mountsorrel, Loughborough, LE12 7HD

John 
German





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Offers over £425,000

This is a superb Edwardian era property offering many character features with huge potential and set on a wonderful mature plot with spacious driveway and double garage. Offered with no upward chain and vacant possession.



The property is entered via double glazed doors into an enclosed double glazed porchway which in turn, a half glazed door leads you into the spacious reception hall having a laminate floor and elegant wide staircase off, together with a lobby to the side having WC, separate cloakroom and external door to the side and rear of the property.

At the front of the property is a sitting room or dining room according to wishes, with a period brick fireplace and lovely square bay window to the front allowing lots of natural light, together with original cornice and picture rail. To the rear of this is a good sized living room having a stone fireplace and an interesting alcove which gives access to an understairs cupboard. Patio doors lead into a rear sun lounge.

The kitchen is reasonably square and offers a gas fired aga with four ovens, a range of base and wall units surmounted by worktops having an inset stainless steel sink with mixer tap, tiled flooring and a glazed door leading into the same sun lounge. This has tiled flooring and patio doors giving direct access to the garden. Off the sunroom is an additional utility room with appliance spaces and plumbing for a washing machine, with a walk in pantry. All of this space offers ample scope to create a really wonderful kitchen/dining room across the rear of the property overlooking the gardens.

To the first floor, there is a spacious landing with period style balustrade and loft access. There are three excellent double bedrooms, plus a very useful single fourth bedroom. These are served by a bathroom having bath in tiled surround with electric shower over and glazed screen, pedestal wash hand basin, WC, laminate floor and airing cupboard. The first floor offers ample scope for the imagination to further modernise.

The property is set behind a brick wall with a lovely mature garden, screened by an established front garden with gates leading to a spacious tarmac driveway providing excellent parking and manoeuvring space, together with access to the large detached double garage. A gate inset to a wall to the side gives access to the lovely large and well established rear garden which has a patio area together with leading onto lawns flanked by mature borders, framed by trees and established herbaceous bushes with a superb Japanese acer in the centre, beyond which is a further lawn and rose garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C

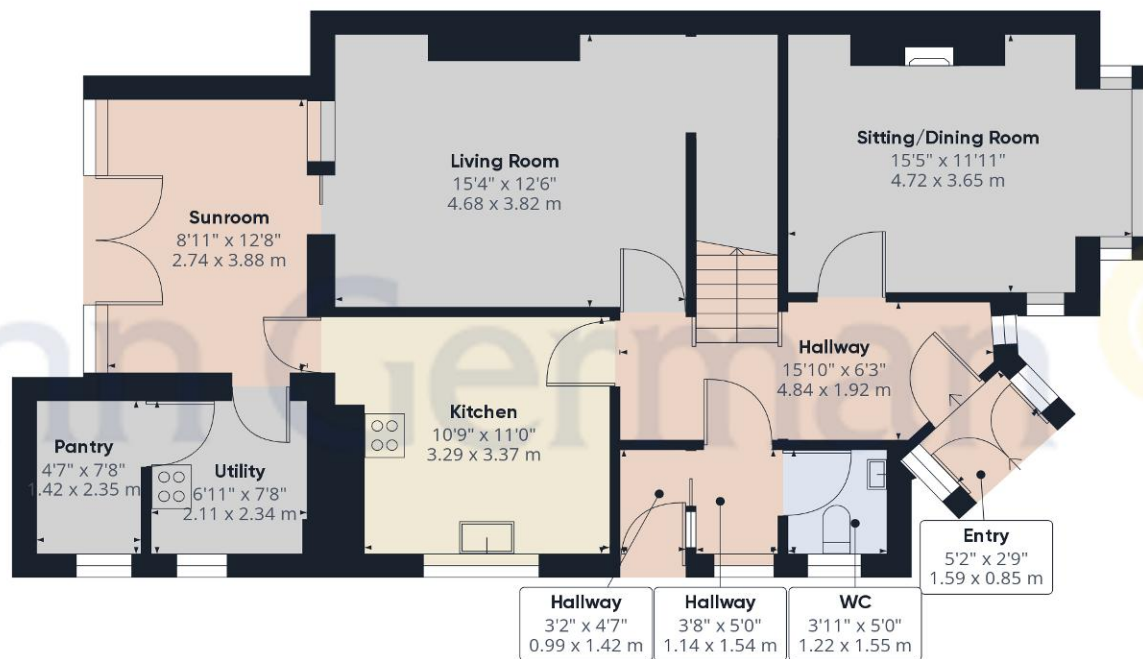
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10062024

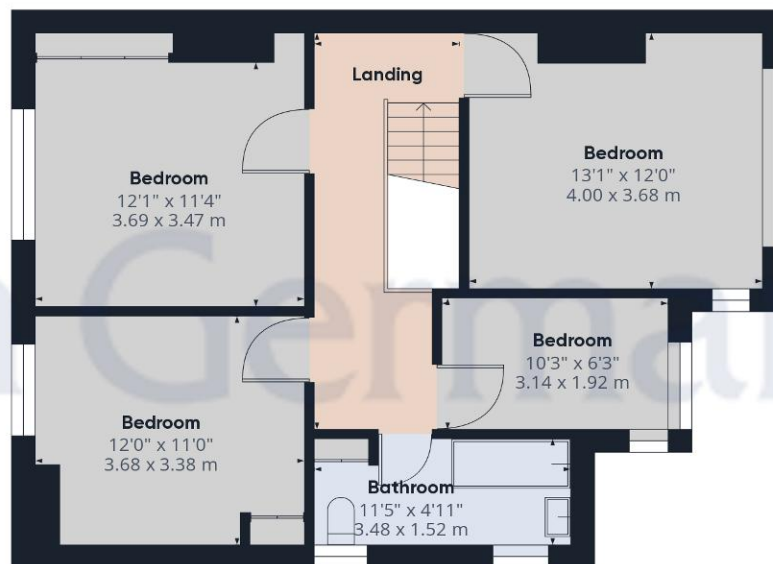
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1558.1 ft²

144.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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