

Rothley Road

Mountsorrel, Loughborough, LE12 7JX

John German





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£475,000

Enjoying a superb position and enviable garden plot, this spacious and characterful detached bungalow is presented to a fantastic standard, offering ample off road parking with an in and out driveway, in this sought after Leicestershire village!



The village of Mountsorrel is ideally placed between Loughborough to the North and Leicester to the South. This substantial detached bungalow offers versatile accommodation and benefits from an in and out driveway giving access from both Rothley Road and Cross Lane. Having bags of character and being around 100 years old, the plot extends to approximately 0.16 acres with the landscaped rear garden enjoying a pleasant and private aspect.

The driveway is largely block paved with the access from Cross Lane being gated. There is a separate hardstanding area ideal for a motorhome or caravan, with an external electrical socket. The attractive frontage is well screened from the road thanks to a hedge which fronts Rothley Road. The double glazed front door opens to a porch area, with further doors in turn opening to the hallway. With character panelling to the walls and stylish tiling to the floor, there is also the benefit of underfloor heating that runs through the hallway. Doors lead off, with the accommodation well thought out, having the bedrooms to the front aspect and the living accommodation towards the rear.

Turn right down the hallway, where there are two doubled bedrooms, both having windows overlooking the front with accompanying shutters. The second bedroom is currently utilised as a dressing room. Opposite, there is another reception room which offers potential for use as a dining room, lounge or third bedroom, having a bay window to the front aspect, again with shutters. There is a feature fireplace offering a focal point to the room and characterful coving to the ceiling. The bedrooms are serviced by the refitted family shower room, being tiled and with spotlights to the ceiling, the suite comprises a walk in shower with glazed screen, low level WC, pedestal hand wash basin and a heated towel rail.

Continuing through, the main living room has a gorgeous log burning stove with backlight tiled surround and hearth. This space flows through to the garden room, where natural light floods in. Windows to three aspects give views out over the beautiful rear garden, with double patio doors opening out. The stylish kitchen/diner features both eye and base level units with work surface over, integrated appliances including a Neff combination oven, microwave, induction hob, overhead extractor, dishwasher and a one and a half bowl sink and drainer unit set beneath the window overlooking the rear garden. Undeniably one of the standout spaces in this property is the sunroom that has been created between the main property and the garage. Providing a delightful bright and inviting space to sit and enjoy a morning coffee, it gives access out to both the front and rear and links the main living spaces to the double garage and utility that has been created to the rear.

Externally, the landscaped and maintained rear garden has a sizeable patio to the immediate rear, creating an ideal outdoor seating area. This runs around the side of the property where there is a gravelled area having a log store, greenhouse with electrical supply and gated access out to the driveway. Beyond the patio, the garden is laid largely to lawn, with a variety of fruit trees and planted borders having a host of flowers and shrubs. Towards the rear boundary is a hardstanding with a garden shed.

The charm and character of this bungalow is evident the moment you step through the door, with several stand out features that would work well for downsizers and families alike.

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

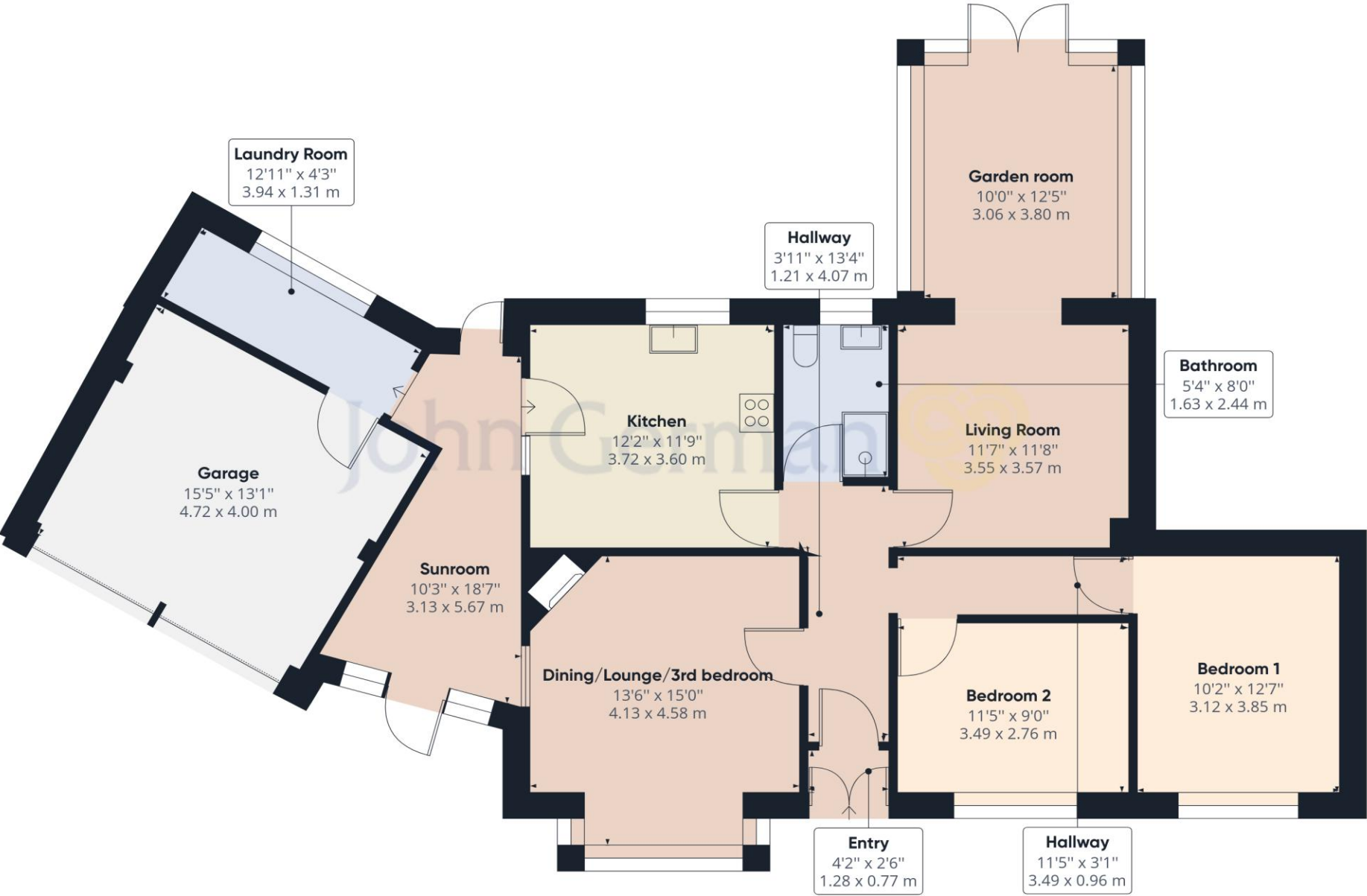
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/15092023 **Local Authority/Tax Band:** Charnwood Borough Council / Tax Band D







Approximate total area⁽¹⁾

1393.44 ft²
129.46 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.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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