

Seaton Road

Mountsorrel, Loughborough, LE12 7YH

John German



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£500,000

A beautifully presented, tastefully upgraded, incredibly spacious home, with a south facing rear garden and an enviable position overlooking what will be a local cricket pitch, in a highly sought after residential development.

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This property would make an ideal purchase for professional couples or families.

Mountsorrel is home to a wide range of local amenities including (but not limited to) Christchurch & St. Peters C of E Primary School, Homefield College, a range of fantastic eateries and public houses such as The Granite Coffee Shop, Rustic Kitchen and The Waterside Pub (where you can enjoy a libation by the River Soar). There are also sporting clubs, Soar Valley Leisure Centre and Stonehurst Family Farm (a great place to take the kids!). Walking and cycling routes are also plentiful; Swithland Reservoir is reachable via Kinchley Lane.

Public transport well catered for by regular bus service; commuter access to the M1 and A46 is excellent.

Accommodation comprises; four double bedrooms, en-suite, family bathroom, ground floor W.C., utility room, lounge, dining room, breakfast kitchen and home gym.

Externally, there is a good size south facing rear garden which has been lovingly transformed by the current owners to provide a fantastic space to relax or entertain while enjoying plenty of sunshine. The driveway at the front provides ample parking and part of the garage has been retained for handy storage.

To view this property, please contact John German Loughborough office.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: 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 E

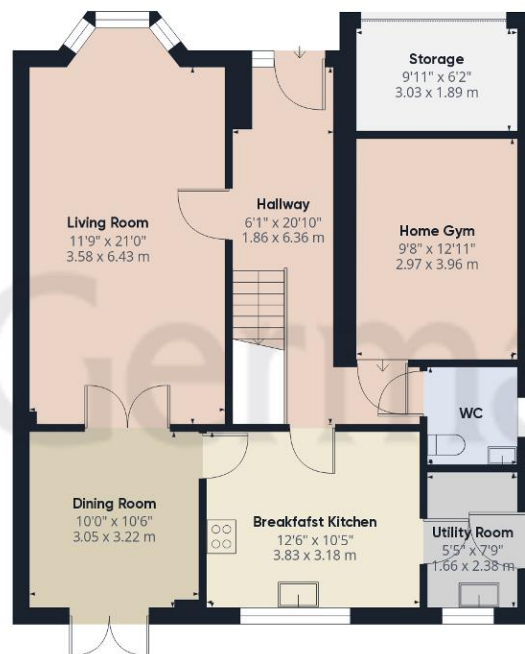
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

Our Ref: JGA/07022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





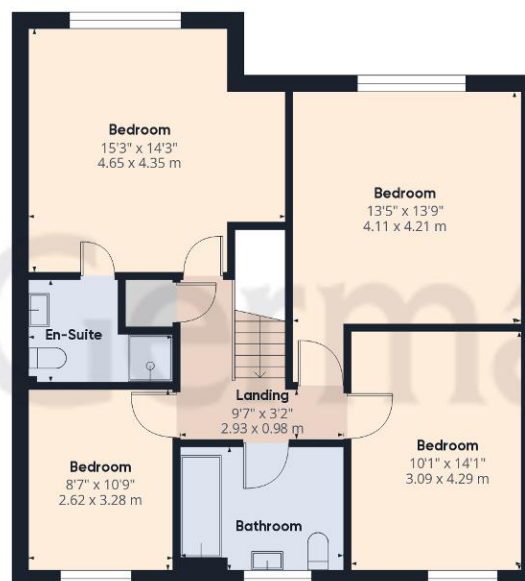


Ground Floor

Approximate total area⁽¹⁾

1711.67 ft²

159.02 m²



Floor 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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