

Larcot Garden Close

Mountsorrel, Loughborough, LE12 7BF



A beautifully presented, spacious and modern home, which has recently been refurbished to a high standard, situated on a private road, offering plentiful living accommodation, a private wrap around garden, single garage and driveway, being sold with no onward chain.

£300,000



John German

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

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; two bedrooms, en-suite, family bathroom, lounge, kitchen/dining room and conservatory.

Externally, the garden wraps around the property and is very private and low maintenance, with a predominantly southerly aspect. The single garage is located to the side of the home and can be accessed via the driveway or rear door from the garden.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Garage & Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

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

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

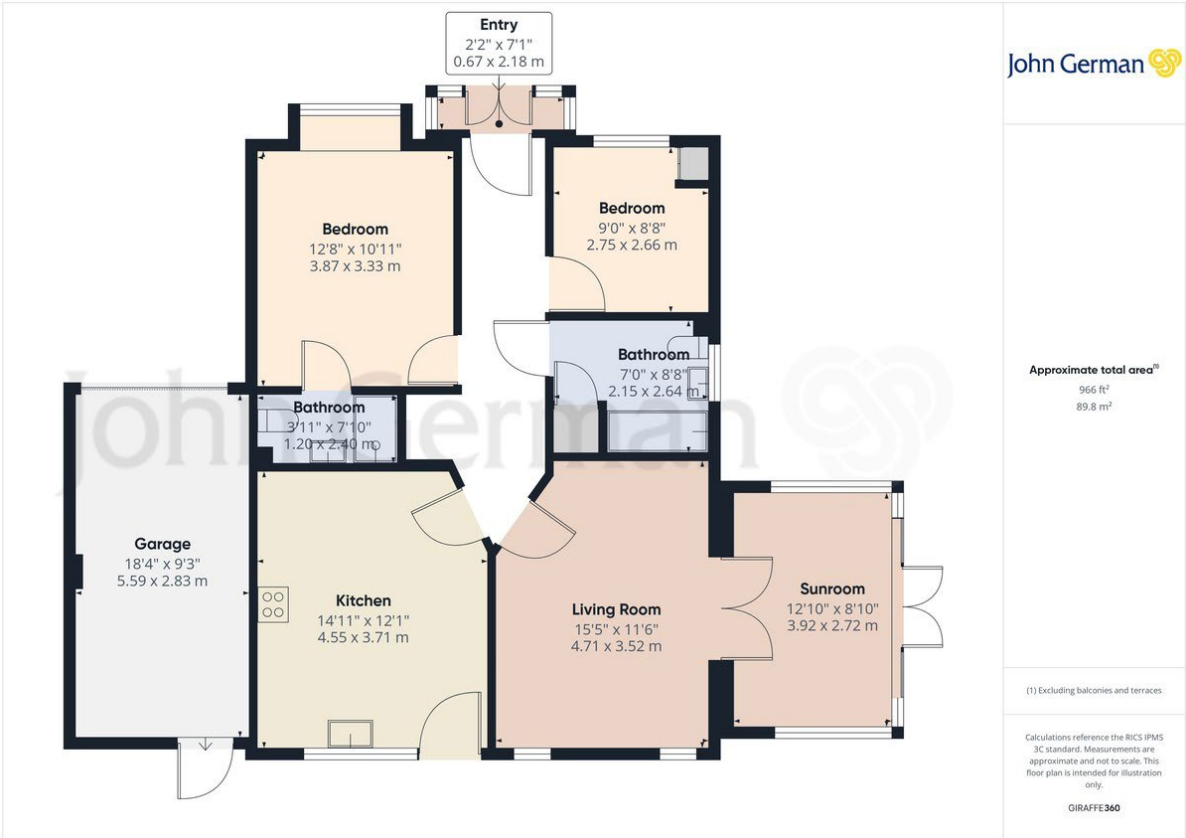
Local Authority/Tax Band: Charnwood Borough Council / Tax Band C

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

Our Ref: JGA10112025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11

2TP

01509 239121

loughborough@johngerman.co.uk

Agents' Notes

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