## **Bond Lane**

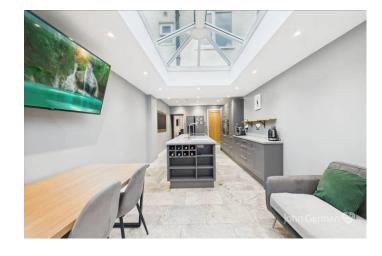
Mountsorrel, Leicestershire, LE12 7AA





A beautifully presented, extended and modernised home, which has recently been refurbished to a high standard, situated on a quiet road, offering plentiful living accommodation and a private rear garden.

£235,000





This property would make an ideal purchase for first time buyers, 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, family bathroom, lounge, kitchen/dining room and a converted loft room. Externally, the garden is of good size, low maintenance and very private. On street parking is easily available.

**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: On street Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

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

Broadband type: See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

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

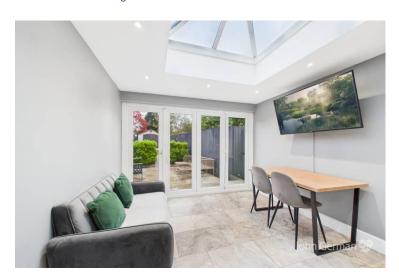
Local Authority/Tax Band: Charnwood Borough Council / Tax Band B

Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>

Our Ref: JGA/17112025

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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.

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## John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11

## 01509 239121

loughborough@johngerman.co.uk





Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent