

william.



1 The Quay
Mountsorrel, Loughborough, LE12 7AW

Guide price £399,995



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William. is delighted to offer the opportunity to acquire this individually designed, three double bedroom, two bathroom link-detached home, which is offered to market boasting the additional benefits of * NO UPWARD SALES CHAIN *, private parking and single garage. This is a truly scarce opportunity to purchase a home within arguably Charnwood's most unique and exclusive waterfront development.

Located on "The Quay" and constructed by local award-winning property developers "Black Hawk Properties", this exclusive and private gated development boasts breath-taking architectural design and street scenes, taking inspiration from Dutch and Georgian design heritage and set on the banks of The River Soar. There are over an acre of private communal grounds to enjoy, with river views and open countryside beyond, direct access to the river itself and to "Mountsorrel Staithe" boat basin, with the option to rent one of the 32 private moorings.

Bright and spacious accommodation is set over two floors, in brief comprising: Entrance hall, guest WC, large open plan living / dining room and a separate kitchen to the ground floor. To the first floor are three well-proportioned double bedrooms (master with private ensuite) and a further family bathroom. Externally, the property boasts a fully enclosed courtyard style garden which is the ideal space for outdoor entertaining! A gateway gives direct access to the allocated parking and single garage beyond.

Mountsorrel boasts a range of local amenities including shops, pubs, restaurants & leisure centre. The property is within close proximity to a selection of local primary & secondary schooling options including The Loughborough Schools Foundation and Ratcliffe College. The location offers quick access to a variety of road links to Loughborough, Leicester, Nottingham & Derby via the A6, A46 and M1 Motorway & direct rail links to Nottingham & London St Pancras from nearby Loughborough station.

This is a property that must be viewed!





GROUND FLOOR

Entrance Hall
6'6" x 4'11" (2.0 x 1.5)

Downstairs WC
5'2" x 2'11" (1.6 x 0.9)

Living / Dining Room
22'1" x 17'8" max (6.75 x 5.4 max)

Kitchen
9'4" x 7'8" (2.85 x 2.35)

FIRST FLOOR

First Floor Landing

Bedroom 1
11'7" x 10'11" (3.55 x 3.35)

En-Suite
7'2" x 5'6" (2.2 x 1.7)

Bedroom 2
11'7" x 10'9" (3.55 x 3.3)

Bedroom 3
9'8" x 9'0" (2.95 x 2.75)

Family Bathroom
6'6" x 5'6" (2.0 x 1.7)

OUTSIDE

Private Courtyard Garden

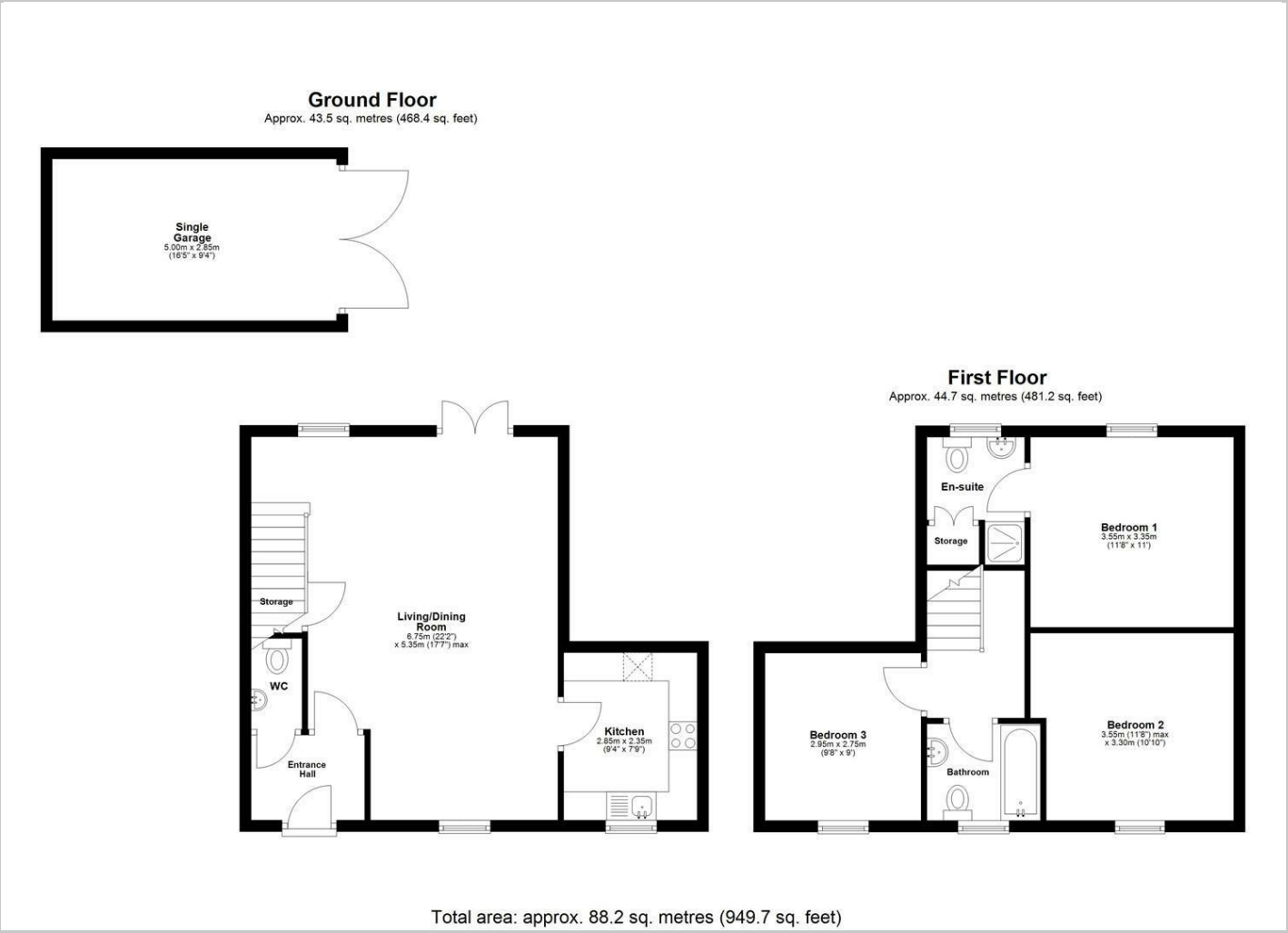
Parking & Single Garage

Communal Grounds & Marina

DISCLAIMER



Floor Plan



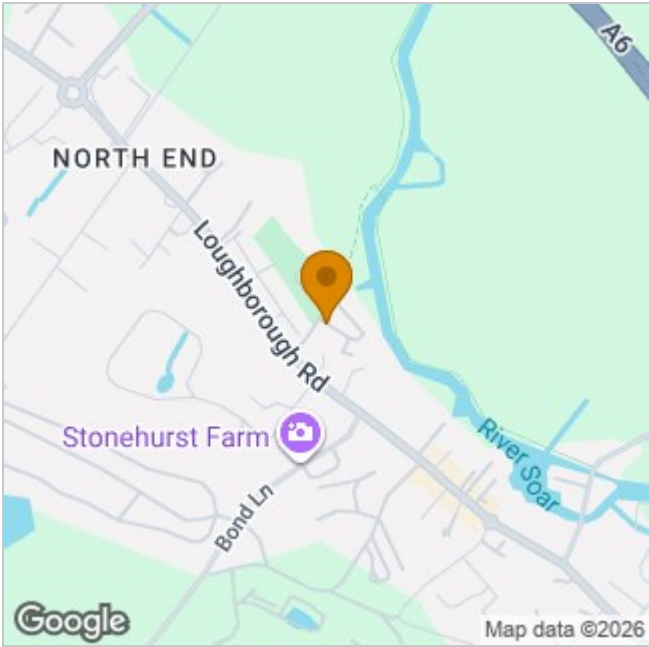
Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

