

Sinclair

92 Loughborough Road, Mountsorrel

Loughborough

£325,000

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Mountsorrel, Loughborough

Charming 2-3 bed cottage in sought-after village. Period features, modern kitchen, refitted bathroom, walled gardens, off-road parking, close to amenities and countryside walks.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- Delightful Character Cottage
- Sought After Village Location
- Feature Fireplaces
- Beamed Ceilings
- Re-fitted Bathroom
- Double Glazing & Gas Central Heating
- Walled Gardens
- Driveway and Parking



Entrance Hall

Solid timber entrance door with inset leaded light window through to the entrance hall. The entrance hall has ceramic tile flooring, wood stripped doors accessing reception room one/ sitting room, an under stair storage cupboard and the open plan living space with lounge and stunning bespoke dining kitchen.

Reception Room/ Bedroom Three

14' 1" x 10' 10" (4.30m x 3.30m)

(Measurements to side of chimney breast) This reception room is currently used as a sitting room and study but has in the past been used as an additional third bedroom.

There are double glazed sash windows to two elevations, a feature cast-iron period fireplace with built-in cupboard and shelving to the side. There is exposed feature beams to ceiling and a radiator.

Open Plan Living Space

14' 1" x 13' 3" (4.30m x 4.04m)

(Lounge Area Measurements) The Open Plan living space is a particular feature of Sale being extended and providing a cosy lounge area and stunning bespoke dining kitchen. The lounge area has a feature fireplace with granite hearth surmounted by a wood burning stove and exposed brick surround, there is a solid timber over mantel. Exposed beam ceiling, built-in cupboard and shelving ideal for log storage to the side of the chimney breast. There are two radiators and two double glazed sash windows to two elevations. Solid with flooring, stairs accessing the first floor and open access to a lobby area which turned opens to the dining kitchen. The lobby area (2.5m x 2.4m) There is a stable style timber door accessing a rear courtyard area with cobbled floor and bike store.



Dining Kitchen

14' 0" x 12' 4" (4.27m x 3.75m)

The dining kitchen is a particular feature of sale with pitched ceiling and feature exposed beams. The kitchen is fitted with a Belfast sink with mixer tap over and cupboards under, there is a range of fitted units to the wall and base, solid wooden work surfaces, a range of integral appliances including electric hob with oven under an extractor fan over, washing machine, slimline dishwasher fridge and freezer. There is additional space to house a tall standing fridge freezer. There are double glazed sash windows to two elevations overlooking the garden areas and inset spotlights to ceiling. Radiator and a built-in cupboard housing the Baxi gas boiler. There is a wood stripped door accessing the downstairs cloakroom WC.

Downstairs Wc

The downstairs WC is fitted with a white two-piece suite comprising low flush WC and pedestal wash hand basin, double glazed sash window and a heated chrome towel rail

First Floor Landing

On the first floor a landing gives way to two double bedrooms and stunning re-fitted bathroom. There is a double glazed sash window and double glazed skylight window offering plenty of natural light to the space.

Bedroom One

13' 1" x 10' 8" (3.99m x 3.26m)

Double glazed sash window, radiator, feature ornamental cast-iron period fireplace, shelving to a recessed area, beam ceiling and a wardrobe/cupboard



Bedroom Two

13' 2" x 10' 4" (4.02m x 3.15m)

(Measurements to the front of chimney breast) There is a double glazed sash window, radiator, beam to ceiling, loft access hatch and built-in wardrobe/ cupboard. There is an ornamental period cast iron fireplace.

Bathroom

The bathroom has been beautifully re-refurbished with a four piece suite comprising freestanding double ended slipper style bath with floor mounted chrome mixer taps and shower mixer over, a vanity unit surmounted by a wash hand basin with cupboards under, a low flush WC and a walk-in double width shower cubicle with thermostatic shower, drencher shower head and an additional shower head and hose. There is a radiator and additional heated towel radiator and rail. There is a double glazed sash window.



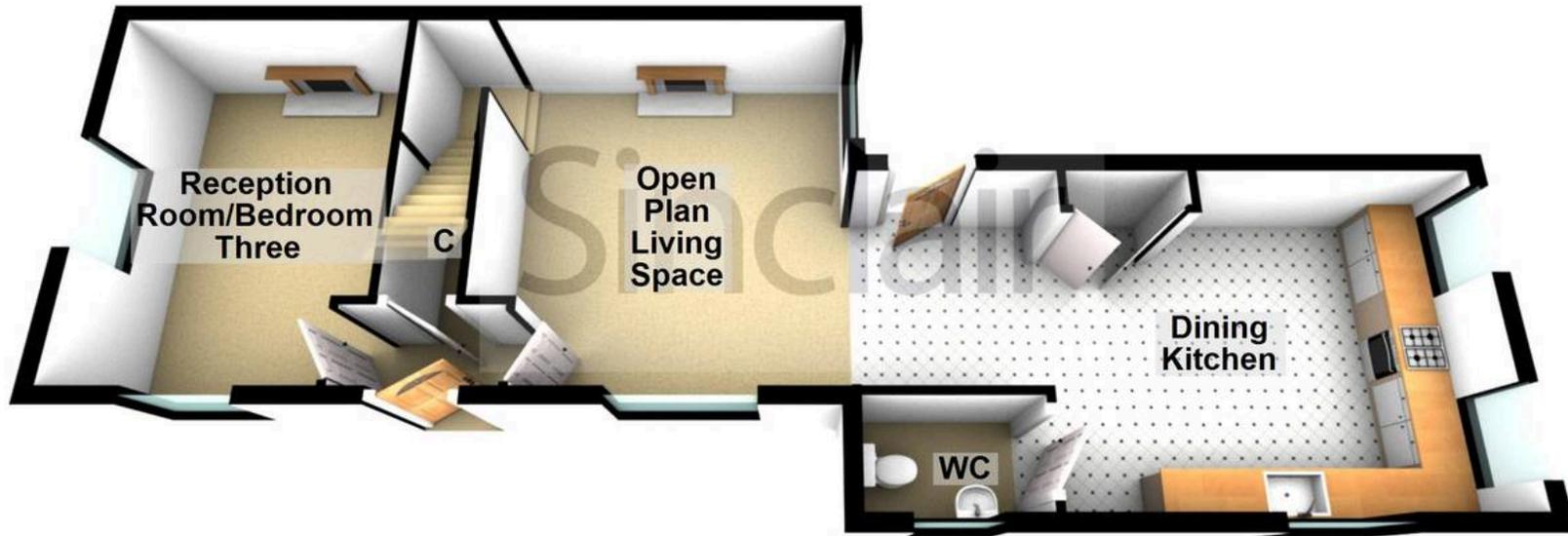








Ground Floor



First Floor





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