



**46 THE
ROMANS, MOUNTSORREL L
7EH**

**£250,000
FREEHOLD**



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



3

2

2



JUDGES ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS SUBSTANTIALLY EXTENDED THREE-BEDROOM HOME, SITUATED ON THE ROMANS IN THE POPULAR VILLAGE OF MOUNTSORREL. OFFERING FAR MORE SPACE THAN FIRST APPEARANCES SUGGEST, THE PROPERTY PROVIDES VERSATILE ACCOMMODATION IDEAL FOR MODERN FAMILY LIVING.

THE GROUND FLOOR FEATURES A SPACIOUS LOUNGE AND DINING AREA, A GENEROUS FITTED KITCHEN, A BRIGHT CONSERVATORY AND A BEDROOM CURRENTLY USED AS A HOME OFFICE. A USEFUL GROUND-FLOOR SHOWER ROOM COMPLEMENTS THE FAMILY BATHROOM



ENTRANCE & DINING AREA

Entrance through the front door into the open-plan dining area, having a window to the front elevation, radiator and wood-effect flooring. A wide arched opening provides access to the living room

LOUNGE 12'7" x 32'7"

Featuring wood-effect flooring, a brick-effect feature wall, freestanding log-burning stove and a spiral staircase rising to the first floor.

BEDROOM/OFFICE/SNUG 11'8" x 8'7"

Ground-floor bedroom with carpeted flooring, a roof window, feature slatted wall and a sliding wooden door.

KITCHEN 12'8" x 13'7"

Fitted with a range of shaker-style wall and base units, solid wood work surfaces, tiled splashbacks and a sink beneath the window. Further features include vinyl flooring, a roof window, space and plumbing for a dishwasher, and a door leading outside. The range-style oven and American-style fridge freezer are included in the sale.

RECEPTION SPACE 6'10" x 7'11"

A versatile additional reception space situated off the kitchen, with vinyl flooring, feature glass-block panels, a fitted cupboard housing space and plumbing for a washing machine, access to the ground-floor shower room and a glazed door leading to the adjoining room.

GROUND FLOOR SHOWER ROOM 4'11" x 7'0"

Fitted with a corner shower enclosure, pedestal wash hand basin and low-level WC, with panelled walls and tiled flooring

CONSERVATORY 9'3" x 12'10"

Windows overlooking the garden, a polycarbonate roof, carpeted flooring, ceiling fans and French doors providing access outside.

FIRST FLOOR LANDING

Accessed via the spiral staircase, with doors leading to the first-floor bedrooms and bathroom. Loft access.

MAIN BEDROOM 12'5" x 8'5"

A double bedroom with a window to the front elevation, radiator, carpeted flooring, a brick-effect feature wall and a recessed storage/hanging area.

Bedroom Two: A double bedroom with a window to the rear elevation, radiator, carpeted flooring and a range of fitted wardrobes.

BEDROOM 10'8" x 7'2"

A double bedroom with a window to the rear elevation, radiator, carpeted flooring and a range of fitted wardrobes.

BATHROOM 4'10" x 6'3"

Fitted with a three-piece suite comprising a panelled bath with an electric shower and folding glass screen over, pedestal wash hand basin and low-level WC, with tiled walls and vinyl flooring.

FRONT OF PROPERTY

The property is set behind a low-level brick wall with decorative railings and a gated pathway leading to the entrance. The front garden contains a variety of mature trees, shrubs and established planting

GARDENS AND REAR OF PROPERTY

A generous, enclosed rear garden, mainly paved for ease of maintenance, with planted borders, fenced boundaries, access to the garage and gated access leading to the parking area.

GARAGE 7'9" x 16'6"

A substantial detached garage providing storage and workshop space, accessed via an up-and-over door, with an additional pedestrian door opening into the garden.

MOUNTSORREL

Mountsorrel is a particularly well serviced village with excellent local shopping and schooling facilities. The near-by A6 affords fast access to Loughborough and Leicester and further excellent local facilities available at near-by Rothley.

VIEWINGS

We always like any potential purchaser to follow our three steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video (If available)

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS AND FLOORPLAN

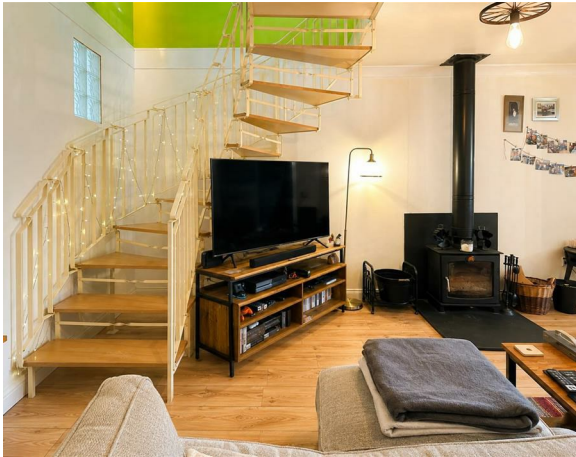
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

ANTI MONEY LAUNDERING

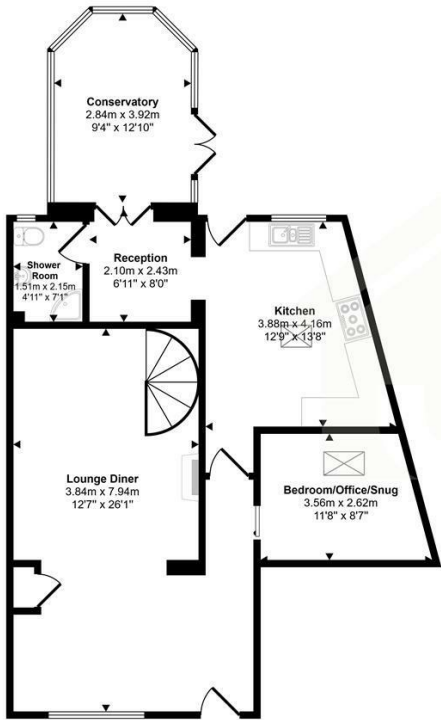
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.



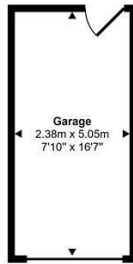
Approx Gross Internal Area
121 sq m / 1303 sq ft



Ground Floor
Approx 82 sq m / 878 sq ft



First Floor
Approx 27 sq m / 296 sq ft



Garage
Approx 12 sq m / 130 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.



VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

We always like any potential purchaser to follow our four steps:

- 1 Read property description**
- 2 Look at floorplan**
- 3 Watch our virtual viewing video**
- 4 Please provide and assist proof of affordability**

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

LET'S TALK

 0116 236 7000  judgeestateagents.co.uk  sales@judgeestateagents.co.uk  13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



All properties are listed on Rightmove, Zoopla & our website.



TERMS & CONDITIONS

Money laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.