



# READINGS

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Balmoral Road  
Mountsorrel, Loughborough, LE12 7EJ

**£285,000**



## Balmoral Road

Mountsorrel, Loughborough, LE12 7F1

Set on a great-sized plot with a much larger-than-average rear garden, this three-bedroom semi-detached home is offered with no onward chain. To the front, there's a block-paved driveway providing plenty of off-road parking, along with a garage to the side (with new roller door due to be fitted in early 2026). The garage also includes a handy toilet and wash hand basin – perfect for when you're spending time in the garden.

Inside, there's a porch leading into the hallway with useful storage, a good-sized lounge to the front, a dining kitchen, and a conservatory overlooking the garden. Upstairs, you'll find two double bedrooms with fitted wardrobes, a decent-sized third bedroom, and a bathroom. As mentioned, the rear garden really is a standout feature, offering a patio area, lawn and decking. Located in a popular area, this home is sure to generate plenty of interest.

### Property Information

Tenure: Freehold

Local Authority: Charnwood

Council Tax Band: C

Type of Construction: Standard

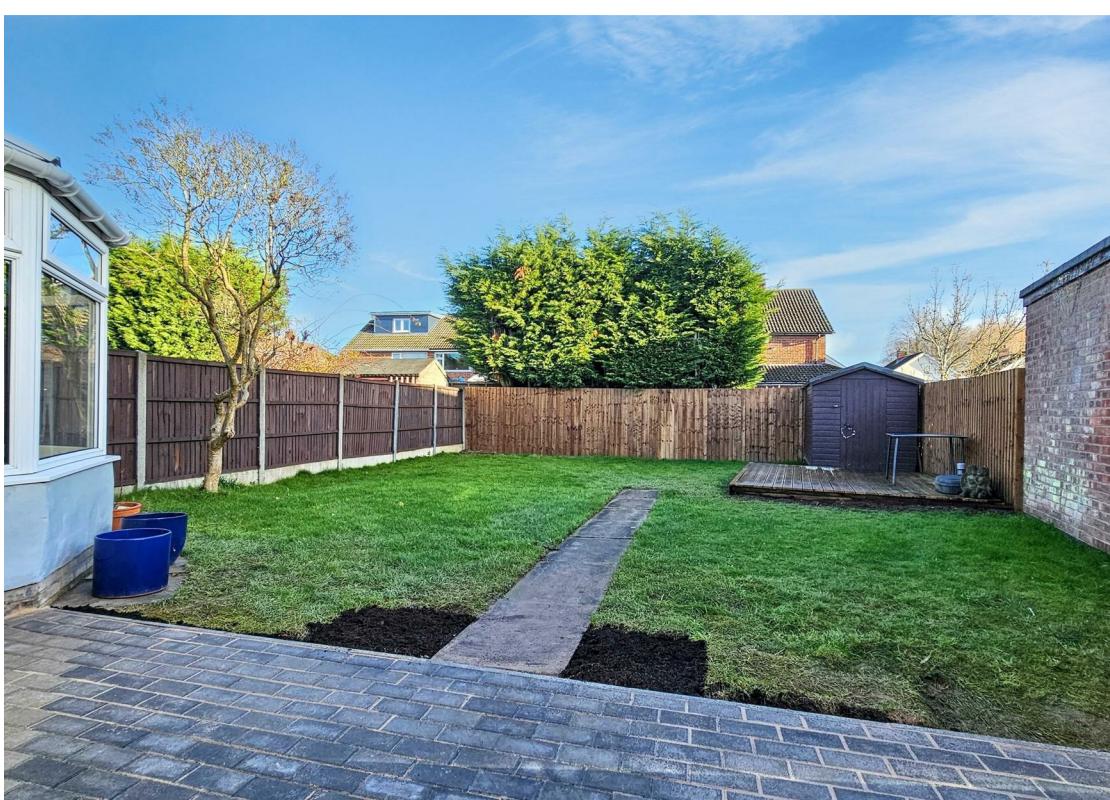
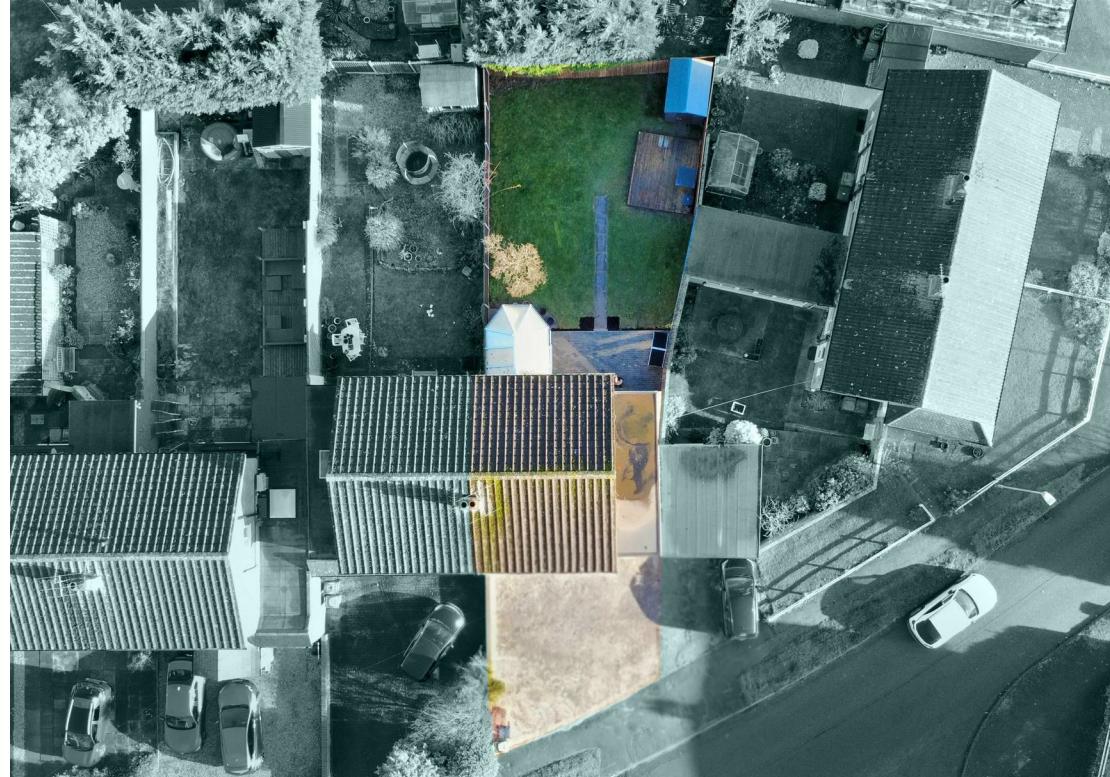
Services: The property is offered to the market with all mains services and gas-fired central heating.

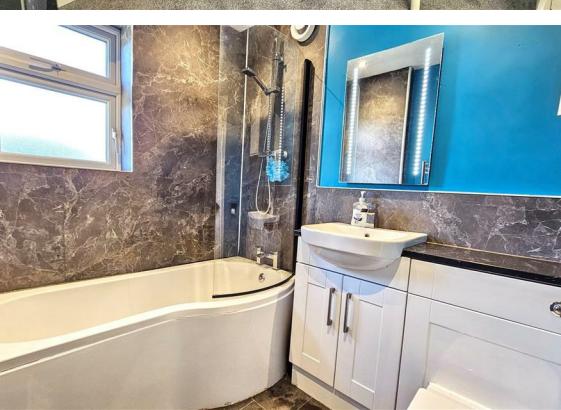
Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If Applicable: n/a

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.





## Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

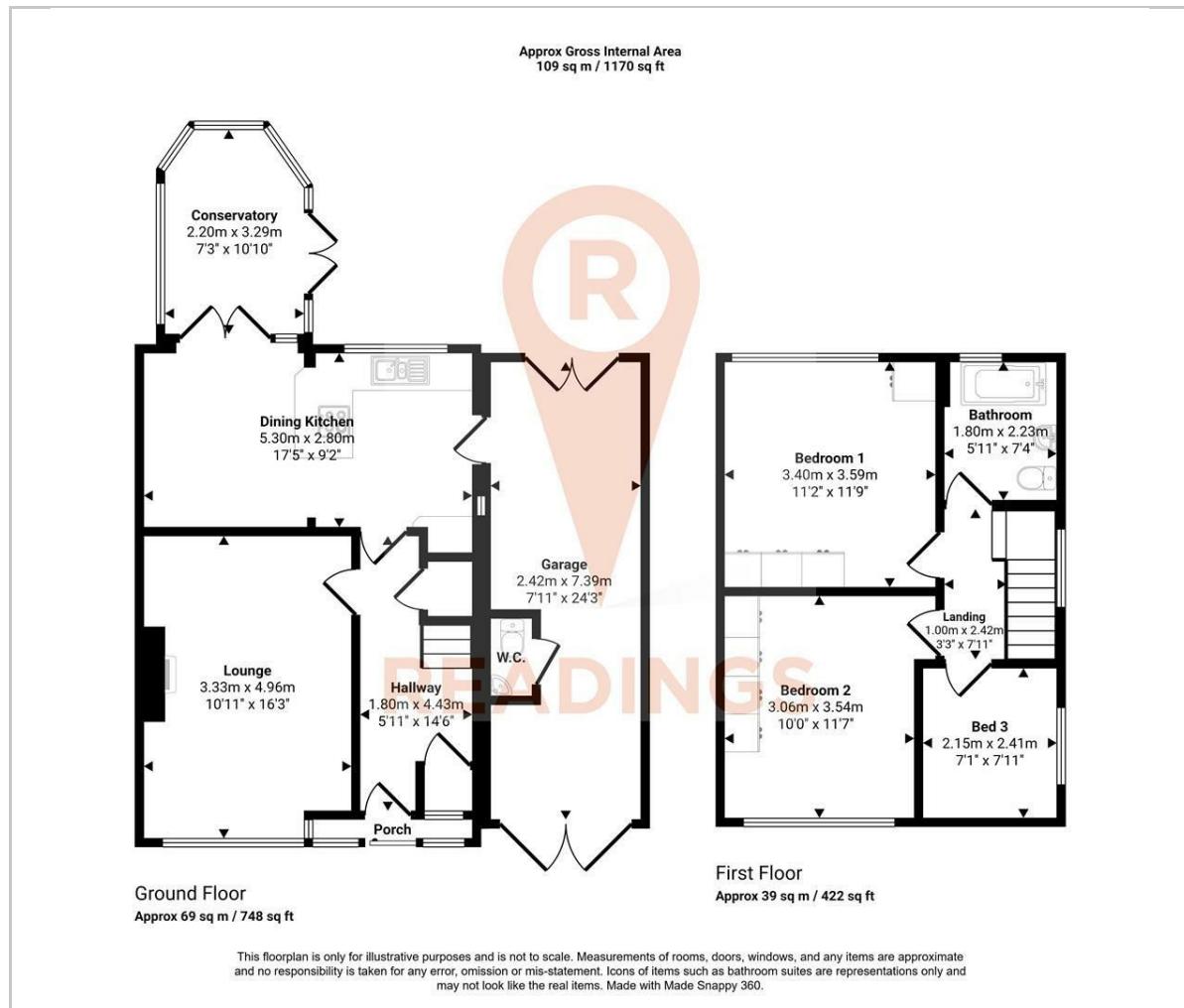
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

## Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

