

Mallard Road

Mountsorrel, Loughborough, LE12 7FR



A ready to move in home which has been recently modernised, situated in a highly sought after residential location, benefitting from a large private south facing rear garden, single garage and driveway, offering significant potential to extend (subject to permission), being sold with no onward chain.

Offers In Excess Of £260,000

John German 

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. Loughborough Railway Station, offering links to London and Edinburgh, is approximately 15 minutes away by car. East Midlands Airport is just under 30 minutes away by car.

Accommodation comprises; three bedrooms, family bathroom, large lounge and open plan kitchen/diner.

Externally, the rear garden is of excellent size, very private and south facing, laid with natural lawn, with a mixture of mature hedged and tree lined borders. The single garage is accessed either via personnel door from the garden or via the up and over door via the tandem driveway. The front garden could be converted to provide more parking should the need arise.

To view this property, please contact John German Loughborough office.

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.

Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

Property construction: Standard

Parking: Garage & driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/>

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

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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