Holders

A Modern Estate Agent









62 Dunster Road, Loughborough, LE12 7HA

Guide price £230,000

Offered with no upward chain is this traditional three-bedroom semi-detached home occupying a generous corner plot in the sought-after village of Mountsorrel, offering two reception rooms, off-road parking and gardens extending to the side and rear. In need of modernisation, the property presents an excellent opportunity to create a home tailored to your own tastes, conveniently located for village amenities, schooling and transport links to Loughborough and Leicester.

Summary

Situated within a popular residential development in the sought-after village of Mountsorrel, this traditional semi-detached home occupies a generous corner plot and offers an excellent opportunity for buyers looking to modernise and personalise a property to their own taste. Benefiting from gas central heating and uPVC double glazing, the accommodation comprises an entrance hall, lounge, separate dining room, kitchen, three bedrooms and a family bathroom.

The ground floor features a welcoming entrance hall leading to the lounge, which enjoys windows to the front and side, with double doors opening through to the separate dining room. French doors provide access from the dining room to the garden, while a sliding door leads into the kitchen, which offers a range of fitted units and access to the rear garden.

To the first floor are three bedrooms and a family bathroom fitted with a bath and shower over, wash hand basin and WC.

Externally, the property occupies a corner plot with ornamental walling and hedging to the front, together with off-road parking. The gardens extend around the side and rear of the property, featuring lawned areas and a privately enclosed rear garden.

Mountsorrel is a well-served village offering a range of local shops, amenities and schooling, with convenient access to the nearby A6 providing links to Loughborough and Leicester. The neighbouring villages of Rothley and Quorn offer further amenities, making this an appealing location for a variety of buyers.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

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

4. 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 survey or service reports before finalising their offer to purchase.

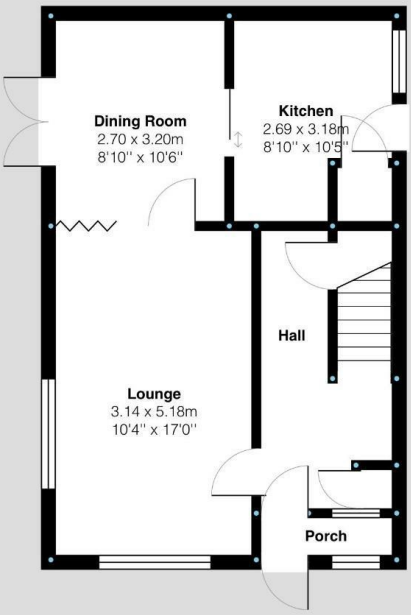
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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

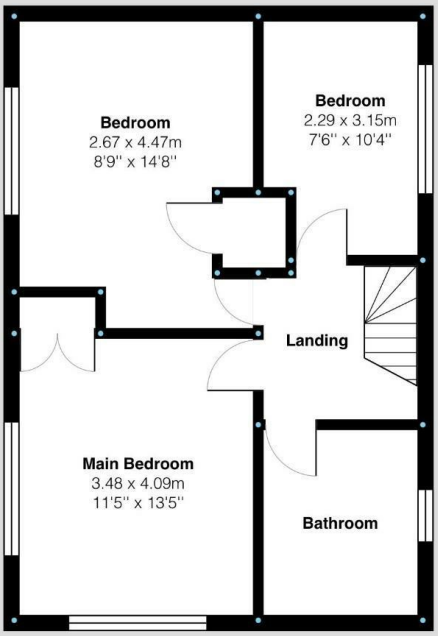
Ground Floor



Dunster Road, Mountsorrel
Internal Square Footage: Approx 980 sqft

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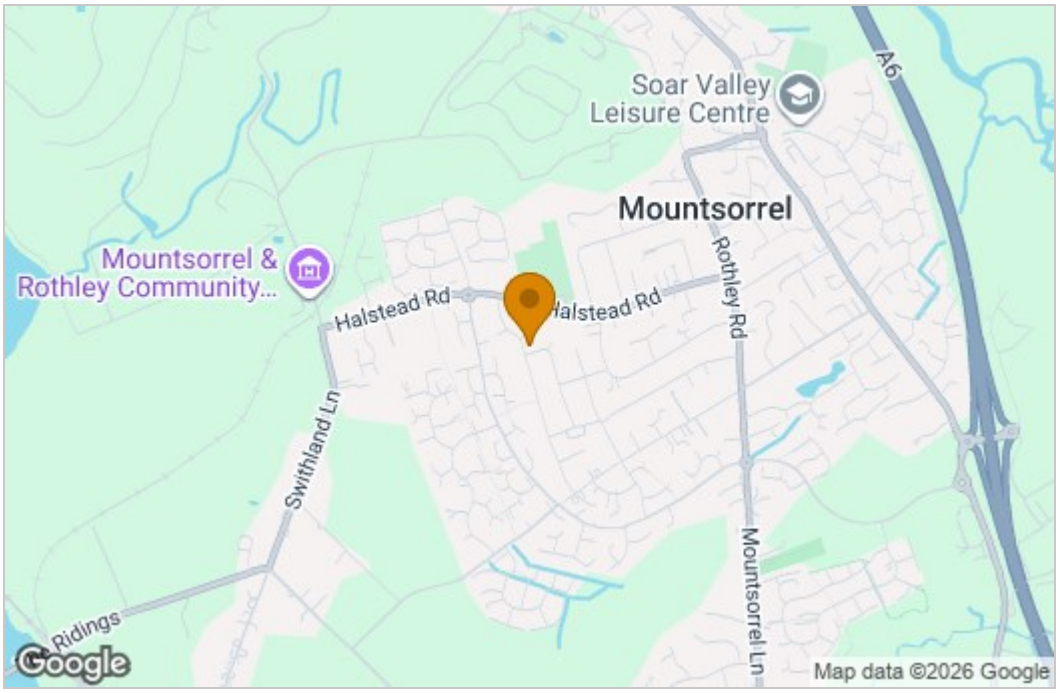
First Floor



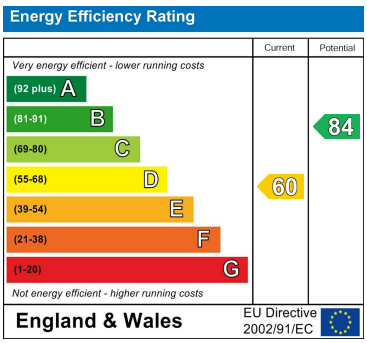
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Area Map



Energy Efficiency Graph



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