

Henry Robson Drive

Mountsorrel, Loughborough, LE12 7ZF

John
German





Henry Robson Drive

Mountsorrel, Loughborough, LE12 7ZF

Offers In Excess Of £245,000

Situated within a private cul-de-sac in the popular Leicestershire village of Mountsorrel, this modern three-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors, together with excellent outside space and two parking spaces.



John German

Built approximately 11 years ago, the property provides a modern and practical home, ideal for a range of buyers. The property is also well placed for access to the A6 and A46 road networks, providing convenient links towards both Leicester and Loughborough.

Description - Situated within a private cul-de-sac in the popular village of Mountsorrel, this modern three-bedroom semi-detached property offers well-planned accommodation, excellent outside space and convenient access to local road networks.

The accommodation begins with an entrance hallway, featuring stairs rising to the first-floor landing, access to the ground floor WC and an opening through to the principal living accommodation.

To the rear of the property is a particularly impressive L-shaped open plan living and dining area, providing a spacious and versatile setting for both everyday living and entertaining. French doors open directly onto the rear garden, creating a pleasant connection between the internal and external spaces.

Double oak sliding doors lead through to the kitchen, positioned at the front of the property. The kitchen provides a practical and well-defined area for cooking and preparation, while the open plan arrangement allows the living and dining space to remain bright and sociable.

Upstairs, the property offers three bedrooms, including a well-proportioned master bedroom benefiting from its own en-suite shower room, fitted with a shower, WC and wash hand basin. There are two further bedrooms, together with a family bathroom fitted with a bath, WC and wash hand basin.

Outside, the property enjoys gardens to both the rear and side, providing useful outdoor space and scope for seating and entertaining. Two parking spaces are provided to the front, offering convenient off-road parking.

Built approximately 11 years ago, the property offers modern accommodation in a popular and convenient residential setting. With its private cul-de-sac position, generous living space, gardens and excellent road links towards Leicester and Loughborough, this represents an attractive opportunity for buyers seeking a modern family home in Mountsorrel.

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

The property is to be used for residential purposes only.

AI enhancements may have been used in some photography.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard	Parking: Driveway for 2 vehicles	Electricity supply: Mains
Water supply: Mains	Sewerage: Mains	Heating: Mains gas

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

Broadband type: Cable & Fibre - 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/19082026







Ground Floor



Floor 1



Approximate total area^m

67.1 m²

724 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

