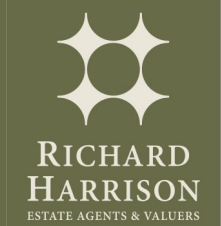




Marigold Lane | Mountsorrel | LE12 7FP

Asking price £259,950



Marigold Lane |

Mountsorrel | LE12 7FP

Asking price £259,950

A spacious mid town house set in a popular location close to numerous amenities. The property offers a generous floorplan with three good sized bedrooms to the first floor and a bathroom. The ground floor offers a living room and dining kitchen with access to the large garden. There is an integral single garage and driveway. No Upward Chain.

- Mid Town House
- Three Good Sized Bedrooms
- Gardens Front & Rear
- Close to Local Amenities
- Ideal FTB or Downsize
- Garage & Driveway
- Living Room & Dining Kitchen
- Popular Residential Area
- No Upward Chain
- Viewing Recommended

#### Entrance Hall

With Upvc door to the front, access to the living room.

#### Living Room

A spacious room with a window to the front and a feature fireplace style surround. There is a staircase rising to the first floor.

#### Kitchen

With a range of wall and base mounted units and space for appliances. There is a window and door to the rear.

#### First Floor Landing

Gives access to-

#### Bedroom 1

A double bedroom with a dormer window to the front.

#### Bedroom 2

A good size bedroom with window to the rear.



'Offering Excellent Value for Money'



### Bedroom 3

With window to the rear.

### Bathroom

A three piece suite with a bath and tap fitted shower over, low level flush W/c and wash hand basin.

### Outside

To the front of the property, there is a driveway giving access to the single integral garage. The rear of the property has areas of pebble covering and lawn.

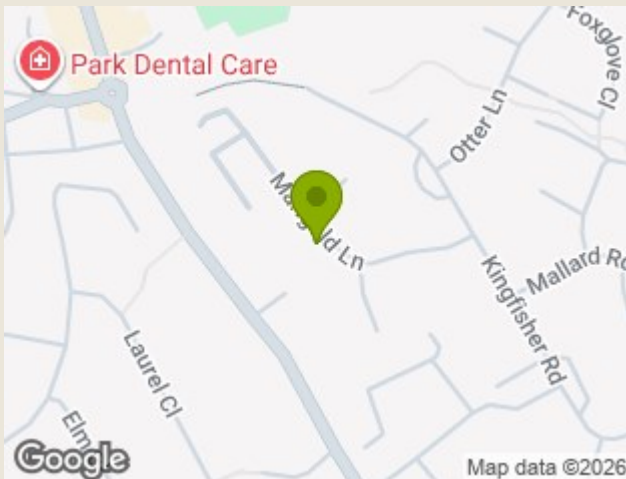
### The Area

Set within a popular residential development, the property is in a sought after village boasting an ever increasing array of facilities, including shops, pubs and the Michelin starred Johns House Restaurant. The Waitrose superstore is a short distance away, with a café and nearby regular bus routes.

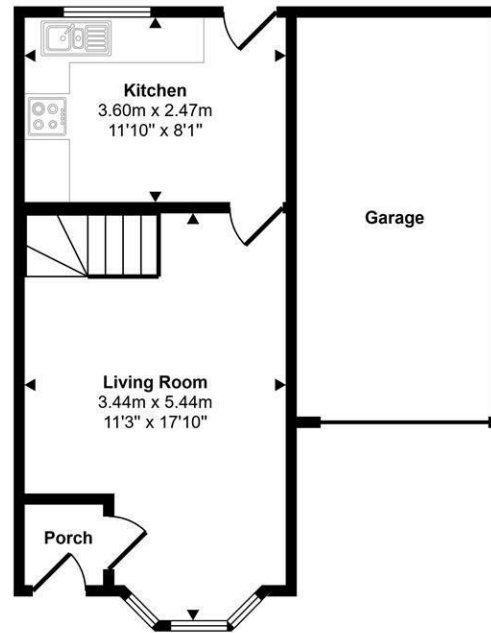
### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients. Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



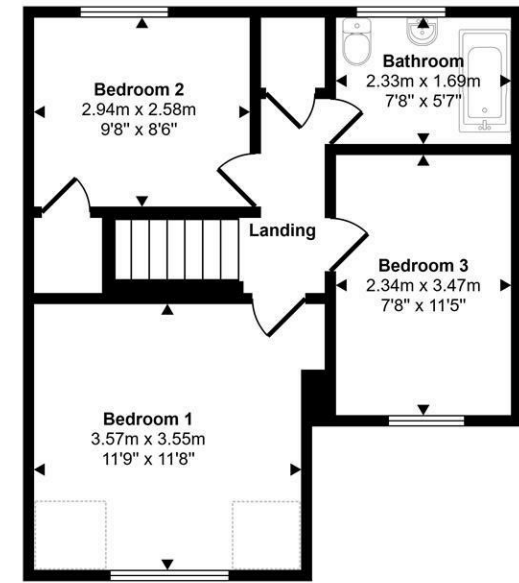


Approx Gross Internal Area  
84 sq m / 904 sq ft



Ground Floor  
Approx 42 sq m / 457 sq ft

Denotes head height below 1.5m



First Floor  
Approx 42 sq m / 447 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			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk