

Leicester Road

Mountsorrel, Leicestershire, LE12 7DE



A beautifully presented, modernised, wonderfully spacious home, close to plentiful amenities, benefitting from a large private rear garden, significant extension and recent upgrades including new windows and a new combi boiler, installed by the current owner.

£240,000

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. Peter's 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; two double, family bathroom, large lounge/dining room with wood burner and a spacious kitchen/diner.

Externally, the rear garden is of excellent size and southwest facing, laid with natural lawn, paved and a raised deck area to the rear, perfect for entertaining. The property has right of access through next door's garden and passageway (as is common with terraced houses). On street parking is easily available to the front.

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.

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 A

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

Our Ref: JGA/13032026

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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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