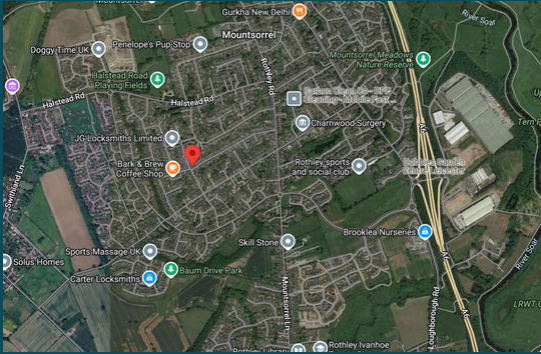




42 Castle Road, Mountsorrel

Leicestershire, LE12 7EU

MOORE
& YORK



Property at a glance:

- Detached Property
- Three Good Sized Bedrooms
- Extended Accommodation
- Airy Through-Lounge
- Re-fitted Dining Kitchen
- Corner Plot
- Close to Village Centre
- Popular and Sought After Location
- Garage And Parking
- No upward chain!

£315,000 Freehold



Having undergone a complete transformation by Pilgrim Property Developments and offered ready to move into with no chain, this three bedroom, extended detached home enjoys a corner plot and is handily positioned for access to local village amenities and countryside walks a stones throw away. The property has been modernised throughout and offers centrally heated and Upvc double glazed living spaces to included a welcoming hallway, through-lounge with bay, re-fitted breakfast kitchen with Howden's units, loo-tility room and three good sized first floor bedrooms with brand new bathroom and a storage room/home office space. Outside are gardens to three sides and driveway for two cars and detached garage at the rear of the plot.

MOUNTSORREL

Mountsorrel is a thriving village situated on the A6 corridor between the city of Leicester and the nearby market town of Loughborough and located approximately equidistant. The village offers a good range of day to day shopping and facilities, primary school, library and fantastic community centre which hosts major acts from the theatre, comedy and music worlds.

EPC INFORMATION

The property has an EPC rating of 'TBC' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

FRONT/SIDE GARDENS

The front and side gardens are laid to lawn in the main with paved pathway to the front door and at the side via a gated entry, to the side of the house and garden beyond plus mature planted borders and low level decorative walling to the boundary.

HALL

4.16m x 1.25m (13' 8" x 4' 1") min. With composite door and Upvc windows to front (1) and side elevations (2), built in cupboard housing the renewed electrical installation, feature stairwell with skylight and doors to the following three rooms;

LOO-TILITY

1.94m x 1.49m (6' 4" x 4' 11") A useful combination room with wall mounted boiler, Close coupled WC





and wash-basin inset to the worktop under which there is storage and space for washer and dryer. Ceiling light point, Upvc window to the front elevation.

THROUGH LOUNGE

5.91m x 3.36m (19' 5" x 11' 0") max. A light and spacious room with triple aspect having a Upvc bay to the side and Upvc window to the front elevation with Upvc french doors leading out to the gardens from the rear of the house. Central chimney breast, ceiling lights, radiator and recessed fireplace space with power supply and isolator.

BREAKFAST KITCHEN

4.76m x 2.71m (15' 7" x 8' 11") Refitted with an attractive set of Howdens base and eye level units and complimentary worktops with breakfast bar and integrated oven/hob/extractor and dishwasher plus space for upright fridge freezer and again, with windows to both rear and side elevations; a light and airy space with room for a table, ceiling downlights, central heating radiator, built in under-stairs store and Upvc door to the side elevation.

FIRST FLOOR LANDING

With three-quarter turn staircase rising up from

the ground floor with Upvc window at the side elevation and skylight window above allowing lots of ambient light, feature pendant light, loft access to the main landing space and doors off to all three bedrooms, the bathroom and also to:

STORAGE/OFFICE

1.47m x 1.43m (4' 10" x 4' 8") With skylight window this room offers superb storage but could easily accommodate a small desk to create a very useful (and often essential) home office space.

MASTER BEDROOM

3.58m x 3.36m (11' 9" x 11' 0") Continuing the theme of well lit rooms, this large double has a dual aspect with Upvc windows to both side and rear elevations, ceiling light point and central heating radiator.

BEDROOM TWO

2.73m x 2.66m (8' 11" x 8' 9") A nicely proportioned room with wide Upvc window to the rear elevation, ceiling light point and central heating radiator.

BEDROOM THREE

3.38m x 2.32m (11' 1" x 7' 7") A good sized bedroom with Upvc window to the property's front elevation, ceiling light point and central heating radiator.

BATHROOM

2.07m x 1.80m (6' 9" x 5' 11") Re-fitted in contemporary style with a three piece suite including a panelled bath with screen and shower and vanity unit with onset wash-basin, Wc with concealed cistern and push button flush plus storage. Chrome finish heated towel rail, matching floor and wall tiling with tiled skirts and obscure Upvc window to the side elevation.

GARDENS

The property offers a corner plot with gardens to









three sides mainly laid to lawn at the rear and side with gravelled seating space to the immediate rear of the house, paving, planting and newly replaced fenced boundaries with gated access to the rear driveway space.

DRIVEWAY AND GARAGE

Situated immediately at the rear of the plot the driveway provides off road parking for two cars and the detached garage has an up/over door for vehicular access, additional Upvc door to the garden and side window.

SERVICES

All main services are understood to be available. Central heating is via a brand new, gas-fired central heating boiler, electric power points are fitted throughout the property. and windows are double-glazed.

COUNCIL TAX BAND

The property has a council tax rating of 'C' via Charnwood Borough Council.

TENURE

We understand the property is held Freehold.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

PLOT/FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

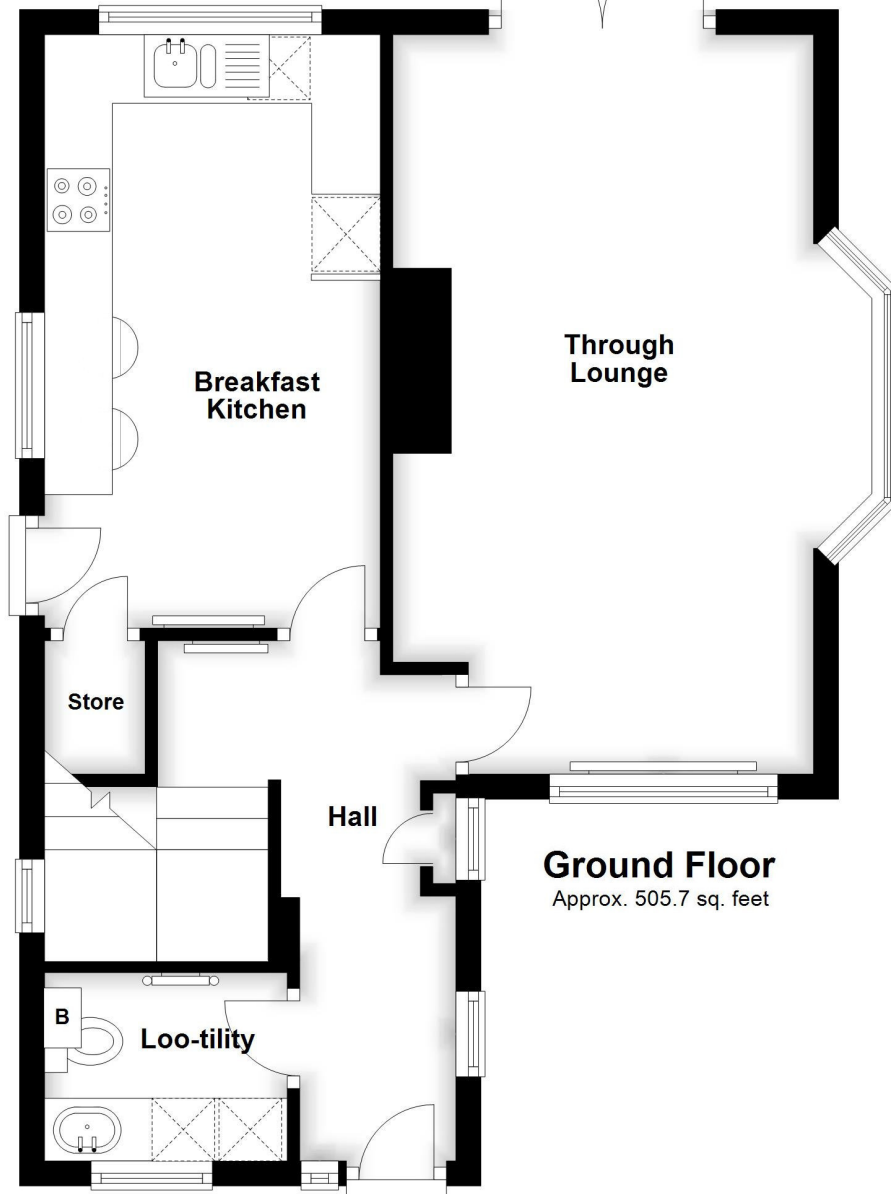
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.

Total area: approx. 957.4 sq. feet



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "€" if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

