



Inglene, Halstead Road, Mountsorrel LE127HD

MOORE
& YORK



Property at a glance:

- Edwardian property
- Four bedrooms
- Many original features throughout
- Kitchen and utility room
- Two reception rooms
- Garden room
- Multi car parking
- Detached double garage
- Extensive gardens
- Potential for further development subject to consents

£485,000 Freehold



A very rare opportunity indeed to purchase this magnificent four bedroomed Edwardian home which offers a spectacular total plot of just under a quarter of an acre, set in this favoured non estate location. The property is offered with no chain and has many original features, welcoming and spacious hall, two reception rooms and kitchen with Range as well as three double and one single bedroom's, bathroom and many ancillary rooms. The plot offers multi-car parking, detached double garage and extensive gardens as well as huge potential for further development of the house subject to consents.

AREA INFORMATION

Mountsorrel is a popular residential location being well placed for access to Leicester City centre, which is a major centre of employment and offers a comprehensive range of amenities therein as well as to the University town of Loughborough and the M1 motorway via the western distributor road. The combined centres of Rothley, Mountsorrel and Quorn offer a good range of neighbourhood amenities to include shopping, schooling, various pubs and restaurants and recreational pursuits.

EPC RATING

We are awaiting the EPC for this property.

FRONTAGE

The property has a substantial frontage with a

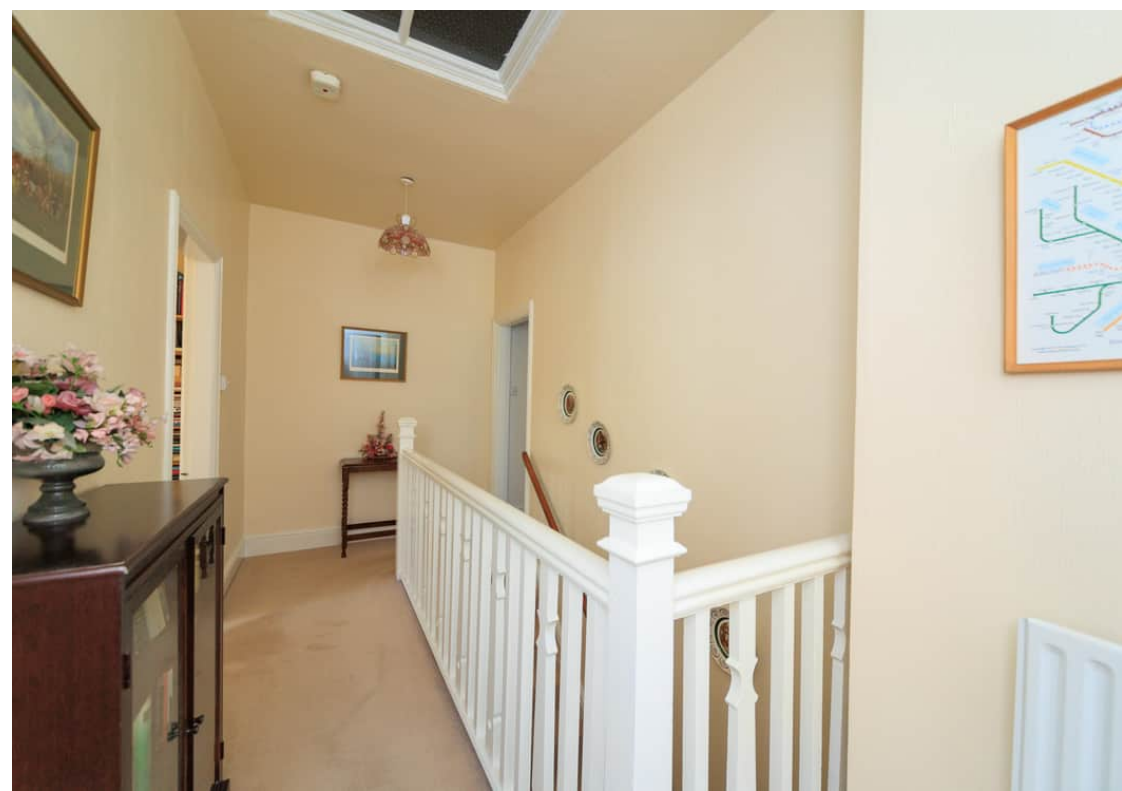
lawned garden having shrubs, bushes and bedding plants to border, walling to the front boundary and a set of double wrought iron gates giving access to a substantial tarmac driveway with fore court providing off road parking for multiple vehicles and leading at the side to the detached double garage.

UPVC DOUBLE GLAZED PORCH

With double access doors and UPVC glazing to either side, tiled floor and internal decorative glazed door leading through to:

HALL

4.85m x 1.90m (15' 11" x 6' 3") With stairwell rising to the first floor, ornate coving and picture rail, decorative glazed window to the front elevation, central heating radiator, intruder alarm system and doors off to both reception rooms, the kitchen and





at the side to:

LOBBY

With window to side, ceiling light point and tiling, sliding door to:

CLOAKS

With fitted coat pegs, and external door to the side elevation.

WC

With a two piece suite comprising WC and wall mounted wash basin, tiled floor, window to side, wall mounted electric meter and modern consumer unit.

FRONT SITTING ROOM

4.72m x 3.66m (15' 6" x 12' 0") With UPVC box bay to front, additional multi paned window to side, feature fireplace to chimney breast, ornate cornicing, ceiling rose and picture rail, wall and ceiling light points, double radiator.

REAR LOUNGE

4.68m x 3.82m (15' 4" x 12' 6") Having feature fireplace to side wall extending to TV plinth, sliding patio doors to rear, cornicing, central heating radiator, wall and ceiling light points and arch to under-stairs space giving further access to storage thereof.

KITCHEN

3.65m x 3.36m (12' 0" x 11' 0") With full size range cooker, base and eye level units for storage in medium oak, window to side, tiled floor, ample room for table and door to the rear leading through to:

GARDEN ROOM

3.87m x 2.87m (12' 8" x 9' 5") With solid walls to either side and glazed roof plus UPVC doors and

windows to garden, tiled floor and access off to:

UTILITY ROOM

2.29m x 2.09m (7' 6" x 6' 10") With space for appliances, wall storage and strip light plus window to side and door to:

WALK IN PANTRY

2.30m x 1.40m (7' 7" x 4' 7") With further window to side elevation, ceiling light point and storage shelving to all walls.

FIRST FLOOR LANDING

5.7m x 1.96m (18' 8" x 6' 5") With two ceiling light points and also allowing borrowed light from the large glazed loft access hatch above, central heating radiator, arts and crafts style ballustrade and doors off to all four bedrooms and the bathroom.

MASTER BEDROOM

3.97m x 3.67m (13' 0" x 12' 0") With chimney breast, radiator, windows to front and side elevations, ceiling light point.

BEDROOM TWO

3.66m x 3.83m (12' 0" x 12' 7") Having fitted wardrobe adjacent to chimney breast, central heating radiator, ceiling light point and window overlooking the garden.

BEDROOM THREE

3.66m x 3.35m (12' 0" x 11' 0") With window to the rear elevation, built in storage housing the modern central heating boiler, ceiling light point and central heating radiator.

BEDROOM FOUR

3m x 1.90m (9' 10" x 6' 3") Having a corner bay to

front and side elevations, ceiling light point and central heating radiator.

FAMILY BATHROOM

3.47m x 1.51m (11' 5" x 4' 11") With three piece white suite by Heritage having a panelled bath with glass shower screen, tiling and Mira sport electric shower, pedestal wash basin and WC, built in storage, two windows to the side elevation, double radiator and ceiling light point.

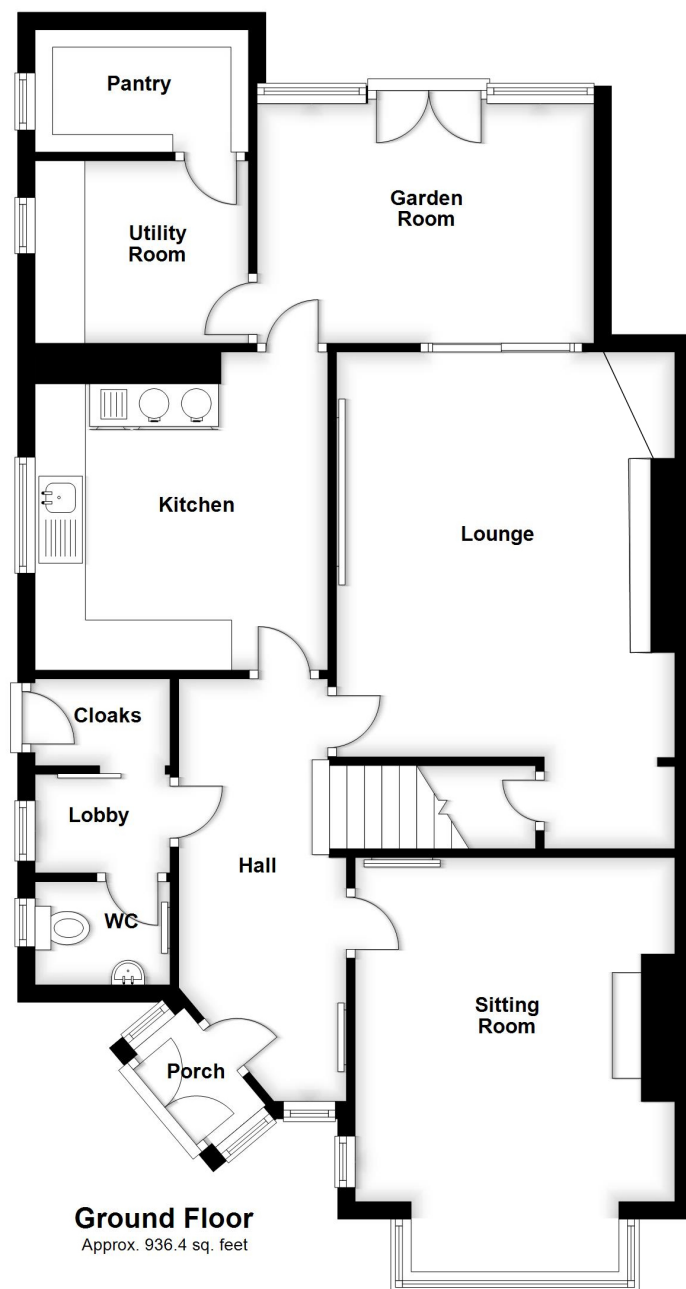
DETACHED DOUBLE GARAGE

5.85m x 5.05m (19' 2" x 16' 7") With two up and over doors providing vehicular access, windows at either side and additional access door and additional brick built outbuilding to the rear.

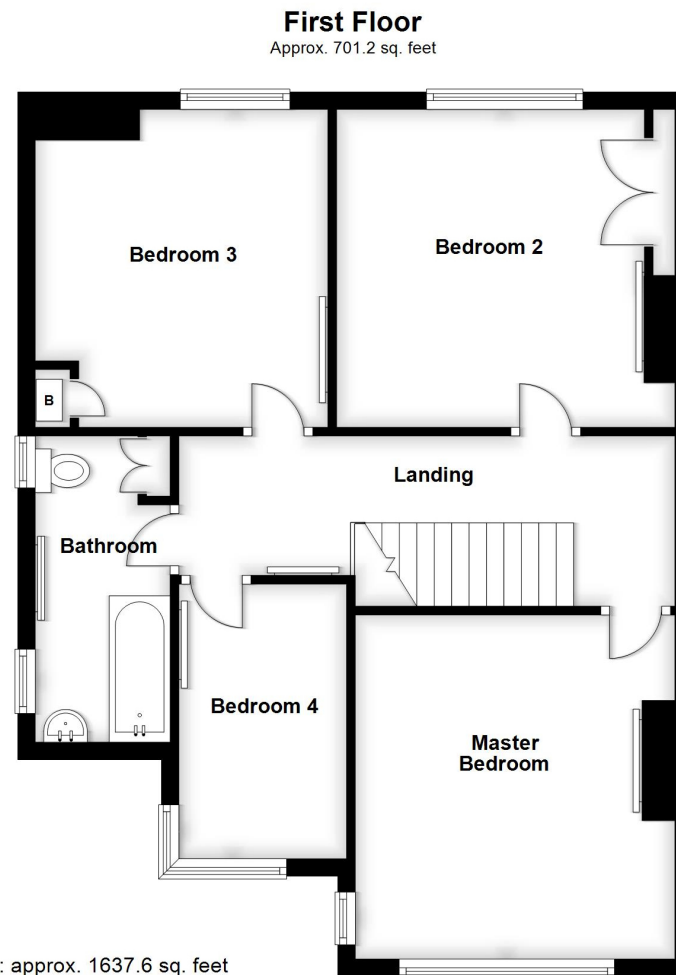
REAR GARDEN

The rear garden is accessed via a secure gated entryway between the double garage and the property leading to a good sized and fairly sheltered inner courtyard which sits adjacent to the driveway and has a water tap to the left hand side, paving and gravelling at the rear of the garage. The garden is mainly laid to well stocked beds, a good sized lawn with fencing to the boundaries and enjoys an approximately southerly aspect with seating space/patio to the immediate rear.





Ground Floor
Approx. 936.4 sq. feet



First Floor
Approx. 701.2 sq. feet

Total area: approx. 1637.6 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

