



1b Johns Avenue, Mountsorrel

Loughborough, Leicestershire, LE127DA

MOORE  
& YORK



### Property at a glance:

- Spacious semi detached property
- Three bedrooms
- Master bedroom en-suite
- Modern fittings throughout
- Re-decorated & re-floored.
- Gardens to front and rear
- Driveway parking
- Private at rear
- Private cul-de-sac
- Close to amenities and schooling
- NO UPWARD CHAIN

£270,000 Freehold



We are delighted to offer this exceptional three story, three bedroomed home in this private cul-de-sac which is peaceful yet perfectly placed for access to local bus routes, shopping and schools. The internal spaces are re-decorated, floored and have modern fittings including fire-doors, hard wired smoke alarms throughout and comprise: Entrance hall, ground floor WC, lounge and kitchen diner with the first and second doors housing the three bedrooms, master en-suite and family bathroom both of which are refitted. All in all, a rare chance to own a turn-key property offered with **NO UPWARD CHAIN.**

### MOUNTSORREL

Mountsorrel is a popular residential location sandwiched between Quorn and Rothley on the fringe of the Charwood Forest 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.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'B' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted. The property awaits a new EPC as the above information expired in 2022.

### DRIVEWAY AND FRONT GARDEN

The property's frontage is laid to a two car tarmac driveway with lawned spaces to either side and slabbed path to leading to the front door and, via the left side of the plot, to the rear garden.

### HALL

2.58m x 1.27m max. (8' 6" x 4' 2") With ceiling lighting, staircase to the first floor, door to the lounge and door to the WC. External door to the front





## GROUND FLOOR WC

1.27m x 0.78m (4' 2" x 2' 7") With two piece suite comprising corner wash-basin and close coupled WC, radiator, ceiling light point and Upvc window to the front elevation.

## LOUNGE

4.33m x 3.09m (14' 2" x 10' 2") With Upvc window to the front elevation, ceiling light point, useful under-stairs storage containing the electric consumer unit. Radiator and openly leading rearwards to:

## KITCHEN DINER

4.09m x 2.87m (13' 5" x 9' 5") With ample dining space, french doors to the rear patio, radiator and the kitchen area being attractively fitted with space for fridge freezer, in-built oven hob and extractor and space for washing machine with ceiling lighting throughout and additional Upvc window to the rear elevation.

## FIRST FLOOR LANDING

4.33m x 1.79m (14' 2" x 5' 10") With Upvc window to the front elevation, ceiling light, radiator, stairs to the second floor and doors to bedrooms two, three and the family bathroom.

## BEDROOM TWO

4.09m x 2.92m (13' 5" x 9' 7") A generous double room with radiator, ceiling light point and two Upvc double glazed windows overlooking the rear garden.

## FAMILY BATHROOM

2.16m x 1.63m (7' 1" x 5' 4") An attractively re-fitted space with led lighting, shower bath with screen, vanity wash-basin and close coupled WC, central heating radiator.

## BEDROOM THREE

2.60m x 2.16m (8' 6" x 7' 1") A single bedroom with Upvc double glazed window overlooking the rear garden, ceiling light point and central heating radiator.

## SECOND FLOOR LANDING

Accessed from the first floor landing directly and with light point and door off to:

## MASTER BEDROOM

4.99m x 3.03m max. (16' 4" x 9' 11") With velux skylight window to the front elevation, ceiling light point, eaves access door and door off to :

## EN-SUITE SHOWER ROOM

2.22m x 1.33m (7' 3" x 4' 4") max into limited head height. With three piece suite including enclosed shower cubicle, WC and wash-basin plus radiator, lighting and access door to eaves.









## REAR GARDEN

Simply laid out with patio to the property's immediate rear, re-laid lawn and fencing to the boundaries with a completely un-overlooked aspect to the rear. Access by way of a side entry wide enough to accommodate refuse/recycling bins.

## SERVICES

All main services are understood to be available. Central heating is gas-fired and the boiler is regularly serviced. Electric power and lighting points are fitted throughout the property.

## TENURE

Understood to be Freehold.

## COUNCIL TAX BAND

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



## MAKING AN OFFER

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

## FLOOR/PLOT 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.

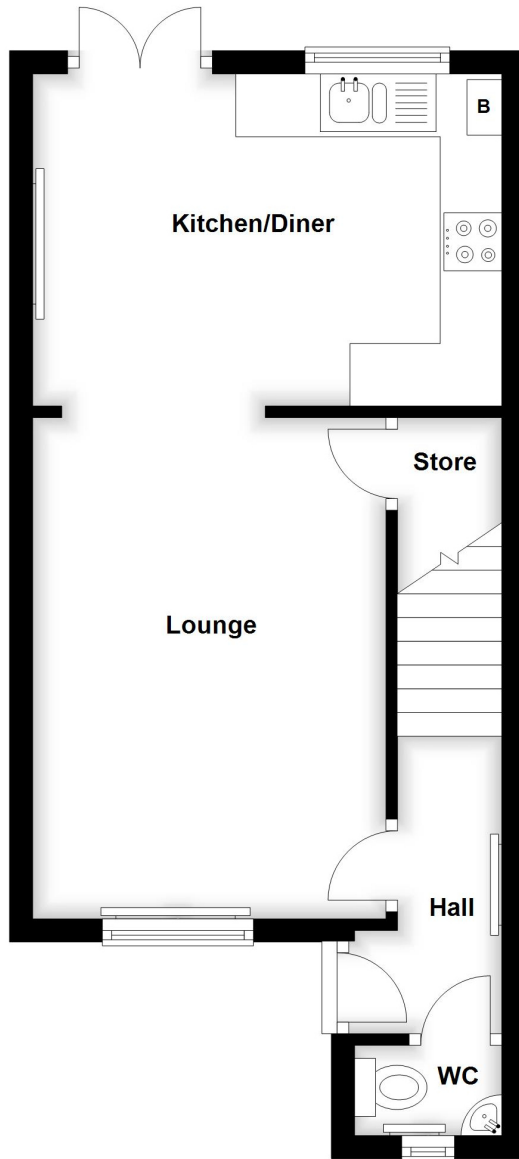
## PROPERTY INFORMATION QUESTIONNAIRE

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 with the relevant office if you would like to view a copy.



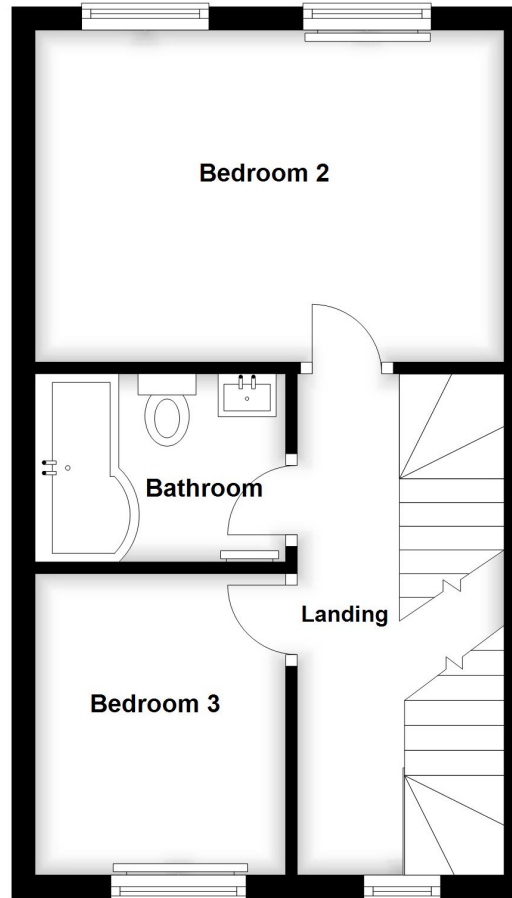
### Ground Floor

Approx. 345.1 sq. feet



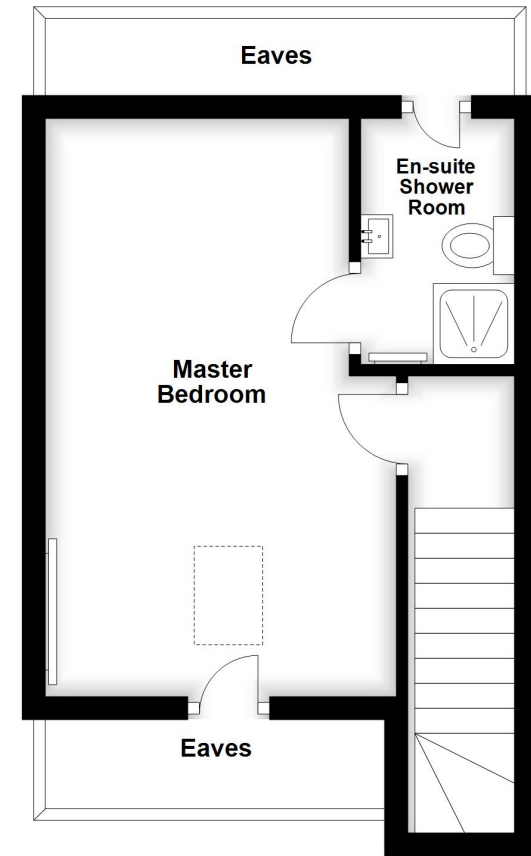
### First Floor

Approx. 321.7 sq. feet



### Second Floor

Approx. 229.4 sq. feet



Total area: approx. 896.1 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 â€” 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

