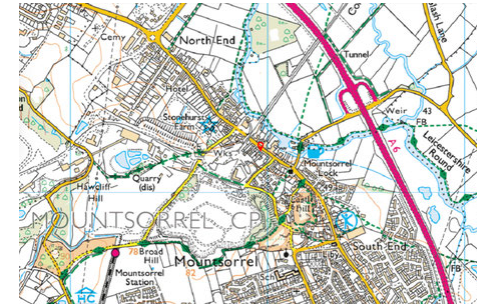




Land to the rear of, Loughborough road

Mountsorrel LE12 7AP

MOORE
& YORK



A reasonably flat and level plot of garden land measuring approximately 6.7 metres by 4.7 metres (31.5 Sqm) and situated immediately to the rear of 35 Loughborough Road, Mountsorrel (please refer to the associated plan for location). Sold with immediate vacant possession. Access/viewing strictly by appointment only.

Property at a glance:

- Garden Land
- Immediately to rear of 35 Loughborough Road
- Relatively Flat and Level
- Access via Private Entryway
- Viewing Strictly by Appointment Only.
- Measures (Approx) 7m x 5m
- Immediate Possession Available
- Convenient location - Easy Access to Loughborough and Leicester

£19,950 Freehold

MOUNTSORREL

Mountsorrel is a popular residential village location being roughly equidistant to and 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 A46 western distributor road.

The combined centres of Rothley, Mountsorrel and Quorn are linearly situated to the west of the A6 Loughborough/Leicester link road on the eastern fringe of the Charnwood Forest along what is now known as 'The old A6' and offer an excellent range of neighbourhood amenities to include shopping, schooling, various pubs and restaurants and recreational pursuits.

THE PLOT

We are informed that the plot comprises the former garden land of number 35 Loughborough Road, Mountsorrel which abuts directly to the site and, we are led to understand currently owns/uses garden space immediately adjacent. Sizes are

all measurements must be confirmed in person.

TENURE

We are informed the plot is held freehold.

SERVICES

We have not had confirmation of any available services within the plot.

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

PLOT / FLOOR PLANS

Purchasers should note that plot and floor plans included within the property particulars 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

All plans and dimensions quoted are approximate and require confirming on-site, Land registry plan confirming plot boundary awaited.



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

