



243 Leicester Road, Mountsorrel, Leics, LE127DD

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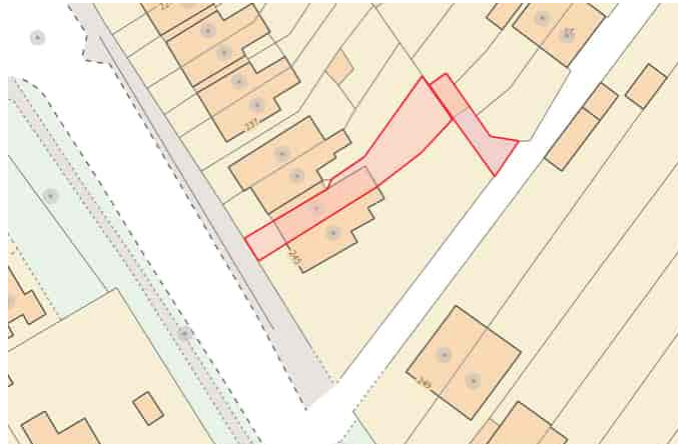




### Property at a glance:

- Bay fronted period property
- Two bedrooms
- Two reception rooms
- Kitchen
- First floor bathroom
- Modern accommodation throughout
- Parking to front
- Enclosed rear garden
- No upward chain
- Situated close to amenities

£240,000 Freehold



A two bedroom bay fronted period property with DETACHED GARAGE and driveway to the rear, offering spacious accommodation over two floors in this non estate location with parking bay to front, enclosed rear garden and offered with no upward chain! The accommodation is modern and bright throughout and offers two reception rooms, kitchen, two double bedrooms and first floor bathroom. Situated in a sought after village location close to amenities.

### 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

An EPC Assessment has been carried out on

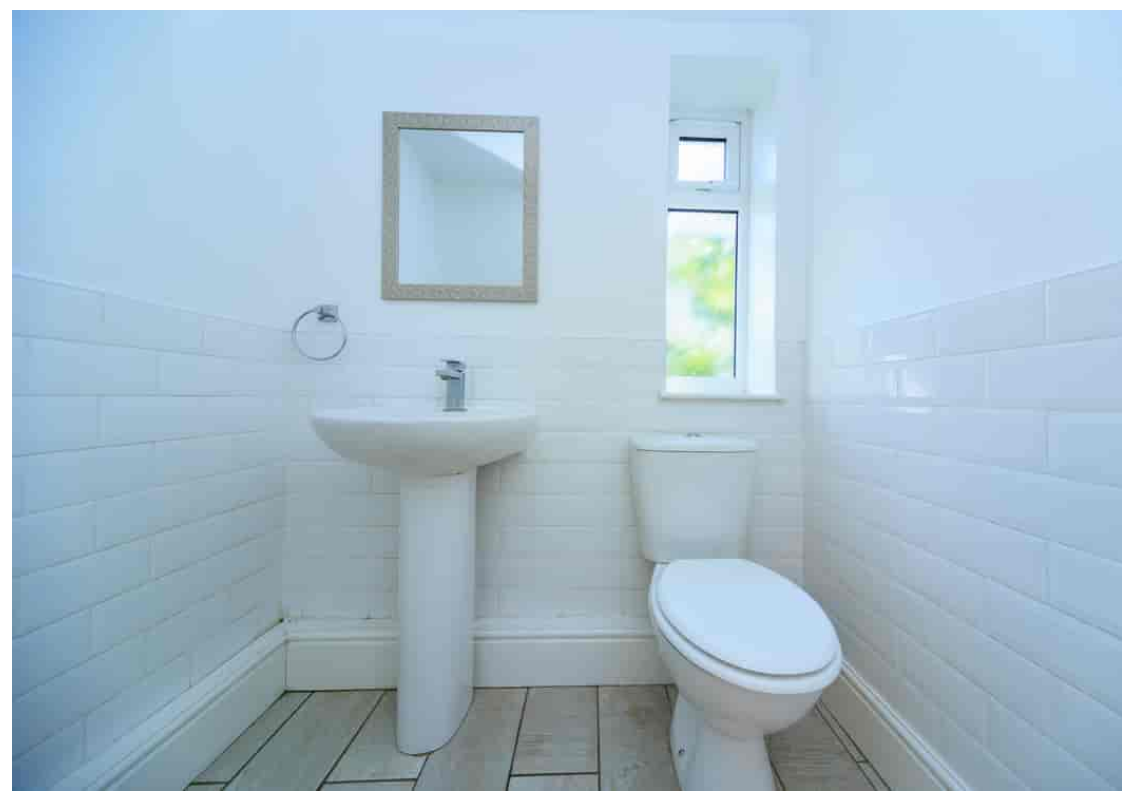
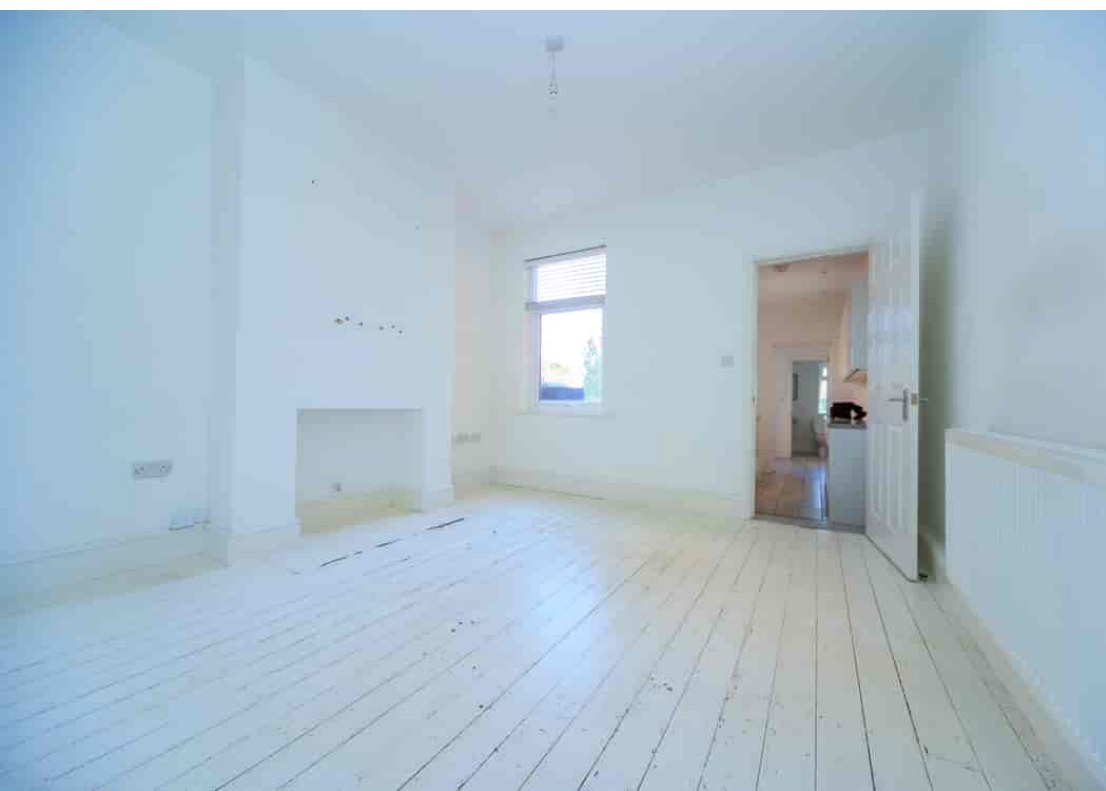
this property with the resulting rating D. For a copy of the full report visit [www.EPCRegister.com](http://www.EPCRegister.com) and search for the property using the postcode.

### FRONT GARDEN

The front garden has mature shrubs with a slabbed pathway to the front door and paved surrounds to the bay window. A shared entryway to the left hand side of the plot leads via a gate to the rear garden.

### FRONT DINING ROOM

3.69m x 3.34m (12' 1" x 10' 11") With UPVC double glazed bay window to the front, feature chimney breast with built in cupboard to side







with utility meters and consumer unit within, double radiator, ceiling light point, smoke alarm, multiple power points and an open door-way to:

### **INNER LOBBY**

With door leading to the sitting room and a further door at the side leading off and down to:

### **CELLAR**

3.70m x 3.63m (12' 2" x 11' 11") With raised storage shelf, lighting and power.

### **REAR SITTING ROOM**

3.68m x 3.62m (12' 1" x 11' 11") With ceiling light point, double radiator, digital wall mounted central heating thermostat, doorway and staircase rising off to the first floor, UPVC double glazed window to the rear and a door leading through to:

### **KITCHEN**

3.38m x 1.88m (11' 1" x 6' 2") In galley fashion with modern base and eye level units at either side, built in electric fan oven and four ring ceramic hob, extractor fan and tiled splash-back, stainless steel sink with drainer and mixer, upright radiator, tiled floor, dishwasher, space for upright fridge/freezer, extractor fan, double glazed window to the side and door leading rearwards to:

### **REAR LOBBY**

2m x 1.70m (6' 7" x 5' 7") With UPVC double glazed external access door to side leading via timber steps to the rear yard space,

central heating radiator and door giving access off to:

### **GROUND FLOOR WC**

1.70m x 1.18m (5' 7" x 3' 10") With WC, pedestal wash basin, dado height tiling, central heating radiator, ceiling down-lights and obscure UPVC double glazed window to the rear.

### **FIRST FLOOR LANDING**

4.58m x 2.47m (15' 0" x 8' 1") Having staircase rising up from the first floor, two pendant light points, smoke alarm and doors off to both double bedrooms and the bathroom.

### **MASTER BEDROOM**

4.12m x 3.33m (13' 6" x 10' 11") With painted floorboards, ceiling light point, chimney breast with cast iron fireplace, central heating radiator, UPVC double glazed window to the front elevation and built in closet with internal hanging and loft access hatch. (Victorian properties such as this most often have an excellent roof space which potentially lends itself to loft conversion creating a spacious second floor room - subject to necessary consents/approvals)

### **BEDROOM TWO**

3.64m x 3.23m (11' 11" x 10' 7") Another double room having cast iron feature fireplace to chimney breast, central heating radiator, pendant light point and UPVC double glazed fire escape window to the rear.

### **BATHROOM**

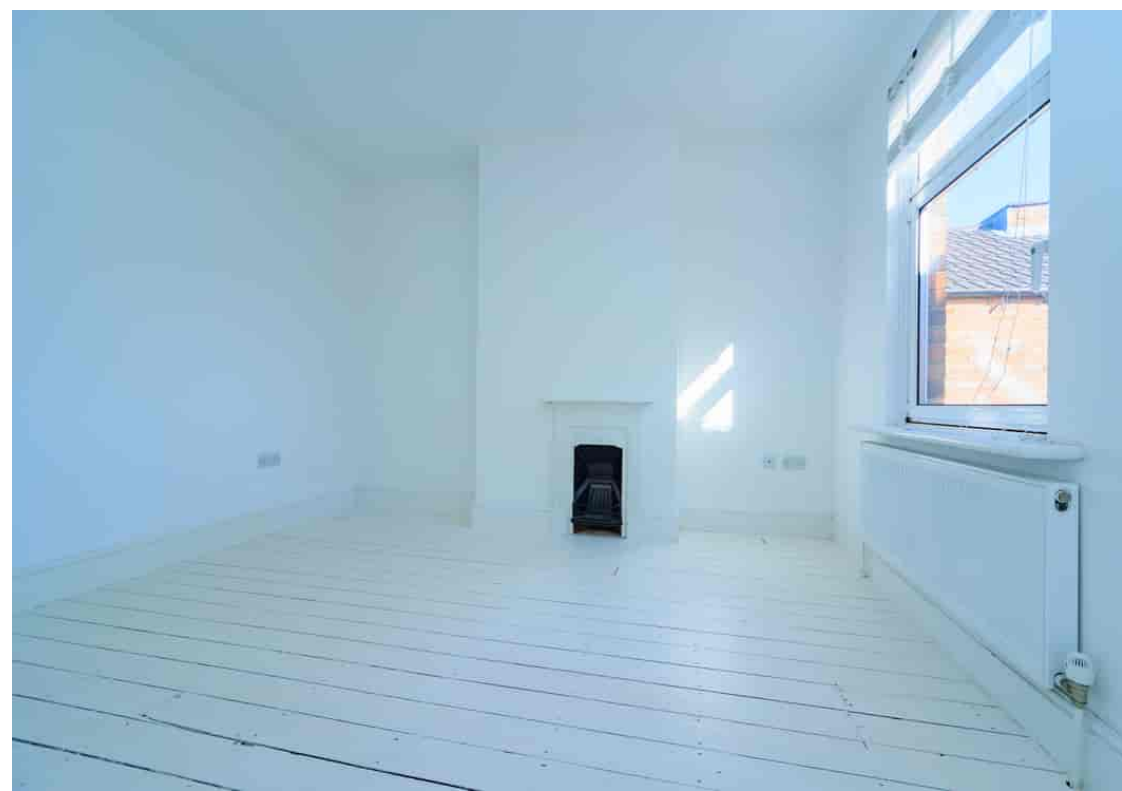
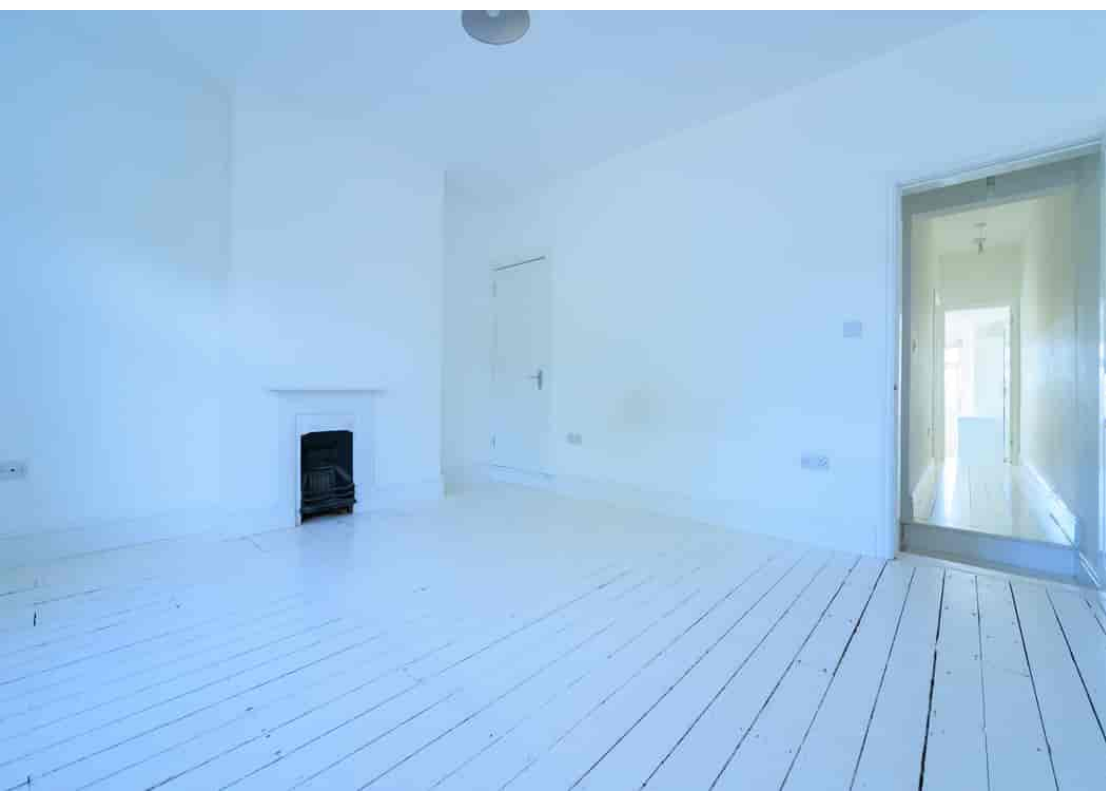
3.33m x 1.99m (10' 11" x 6' 6") With a P shaped bath and mixer, curved glass shower screen and thermostatic shower unit, close coupled WC, pedestal wash basin with mixer, wall mirror with shelving, built in cupboard housing the modern Ideal combi boiler, chrome finish towel radiator, ceiling down-lights, extractor fan, obscure UPVC double glazed fire escape window to rear.

### **REAR GARDEN**

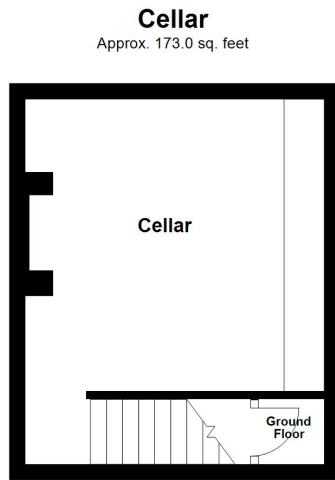
Accessed via a gated entryway to the side elevation, the rear is initially paved with suspended decking giving access to the rear lobby and has a set of steps leading down to the garden itself. The garden is a good size and is wider than average for the style of property creating a usable space.

### **DETACHED SINGLE GARAGE**

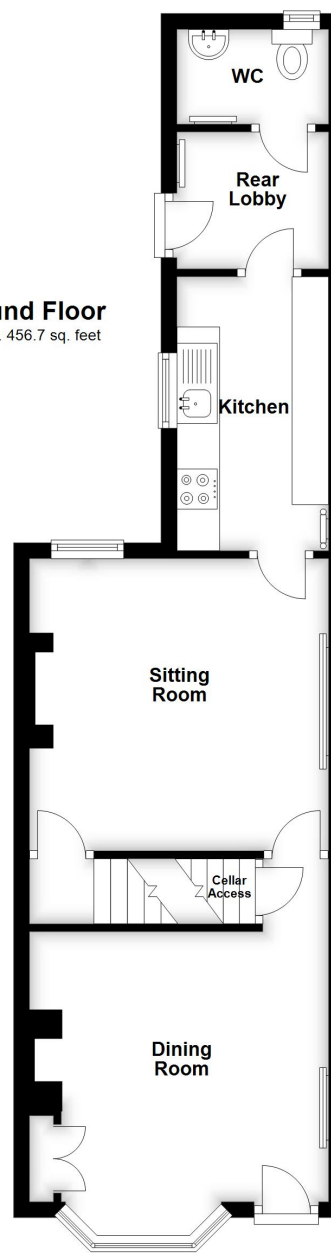
With driveway space to front thereof and access by a side lane to the right of no.245. Up and over door for vehicular access. Potential to add doorway from the foot of the garden into the garage as former doorway was in place.



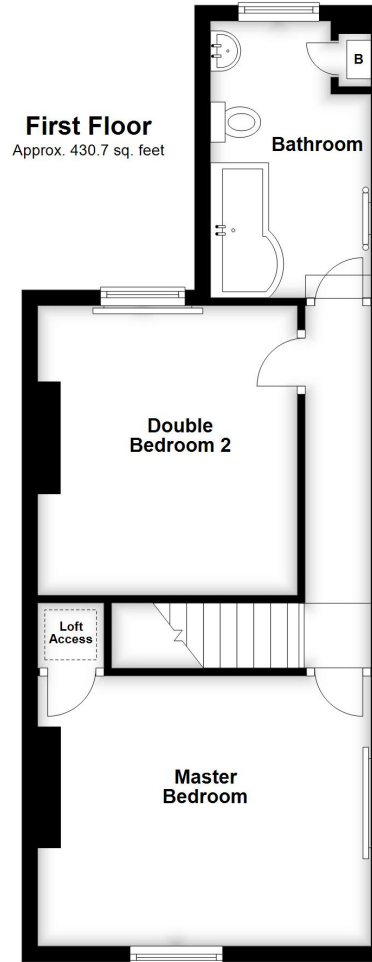




**Ground Floor**  
Approx. 456.7 sq. feet



**First Floor**  
Approx. 430.7 sq. feet



Total area: approx. 1060.4 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

