

# Holdere

A Modern Estate Agent



88 Loughborough Road, Loughborough, LE12 7AU

£320,000

Holdere Estate Agents are delighted to bring to market this immaculately presented two/three bedroom semi detached character cottage. The property is located in Mountsorrel on the highly desirable Waterside Development and Private Estate. In brief the accommodation on offer comprises the hallway, downstairs w.c., dining room, lounge and kitchen. The first floor accommodation consists of a large oak mezzanine/potential open bedroom or study, two double bedrooms each with en-suite. Outside the property offers private parking behind electric gates as well as a single garage with lighting, power and electric doors. To the rear you find a courtyard garden with shared pond and walkway through to the private quay, communal grounds and walking paths.

## Summary

Upon on entry through the front door you arrive in the hall which features tiled flooring & radiator, it also gives access to the downstairs w.c. and has a doorway to the dining room.

The downstairs toilet is fitted with a two piece suite comprising low flush w.c., pedestal wash hand basin and window to the front elevation.

The dining room is a character filled room with beams and French doors opening straight out to the rear garden. It offers a great sense of space and is seamlessly open to the lounge.

You find the lounge to be a very good size and features exposed stone work with open tread staircase rising to the first floor, beamed ceiling, recessed spot lighting and wall lights, leaded light sealed unit double glazed window to the front elevation, double panel radiator. Access to the kitchen can also be gained from here via an opening.

The kitchen is fitted with a range of contemporary style grey fronted wall and base cupboards incorporating drawer compartments with roll top work surfaces and tiled splashbacks, further exposed stone work, stainless steel integrated double oven and four ring gas hob unit, stainless steel extractor hood over, integrated dishwasher, washer/dryer, refrigerator and freezer, beamed ceiling, recessed spot lighting, leaded light sealed unit double glazed windows to the side and rear elevations, further double glazed French door to the rear garden, stone flooring, double radiator. In this room you also have sufficient space for a small dining set.

Ascending to the first floor you arrive on the very spacious oak landing with vaulted ceilings. It's a very versatile room and could lend itself to being an open third bedroom, study or playroom etc. It has a leaded window to the front elevation and provides access to both double bedrooms.

The main bedroom is situated at the rear of the property, a great sized double room with leaded window to the rear elevation overlooking the garden and door providing access to the en suite shower room. The en-suite is fitted with a modern three piece suite comprising walk in shower cubicle, wash hand basin with storage below, inset w.c. and leaded window to the rear elevation.

Bedroom two is also at the rear of the home,

another good sized double room with a further en suite shower room. The en suite to bedroom two is fitted with a three piece suite comprising shower cubicle, corner w.c., pedestal wash hand basin and leaded window to the front elevation.

Outside to the rear of the home you find a low maintenance small open rear garden with slabbed patio and shrubbery border. Additional shared courtyard style rear garden with central feature fishpond.

Secure electric barrier with vehicular access from Waterside Drive to brick built garage having double doors, concrete floor, lighting and power. Further block paved private car parking space.

Agents note: There is a maintenance charge on the development which covers the upkeep of all the shared grounds, this is currently £660 p.a.

Mountsorrel is a thriving, friendly, family village. Well-appointed with excellent road connections, a leisure centre and swimming pool, pubs including a Charnwood Brewery micropub; The Sorrel Fox, a Michelin starred restaurant; John's House, Stonehurst Family Farm and Museum and Waitrose at the edge of the village. Lots of places to see and visit in the local area and just a stones throw from the property.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

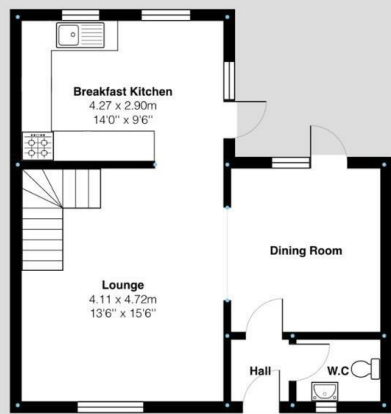
## Extra Information

To check Internet and Mobile Availability please use the following link:

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)  
To check Flood Risk please use the following link:  
[check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan

Ground floor:



First Floor:



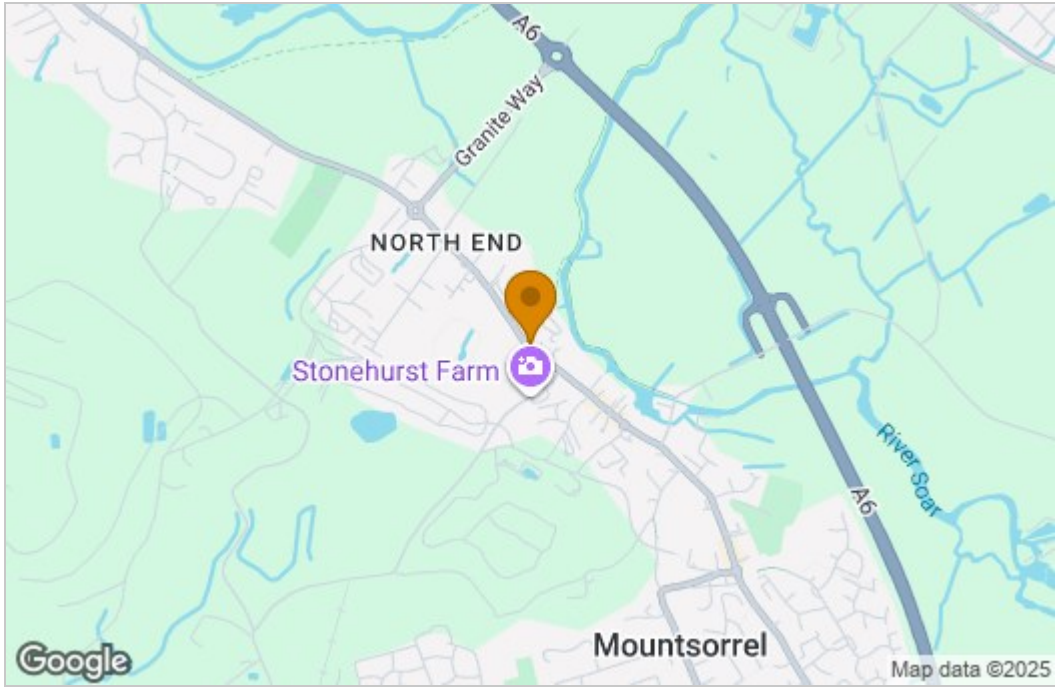
Loughborough Road, Mountsorrel  
Internal Square Footage: 1014 sq.ft

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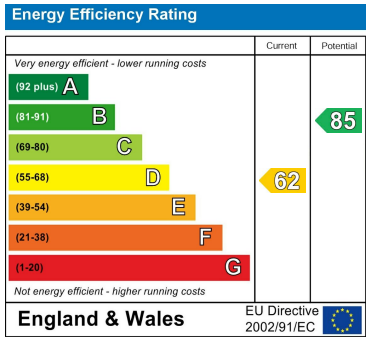
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Area Map



Energy Efficiency Graph



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