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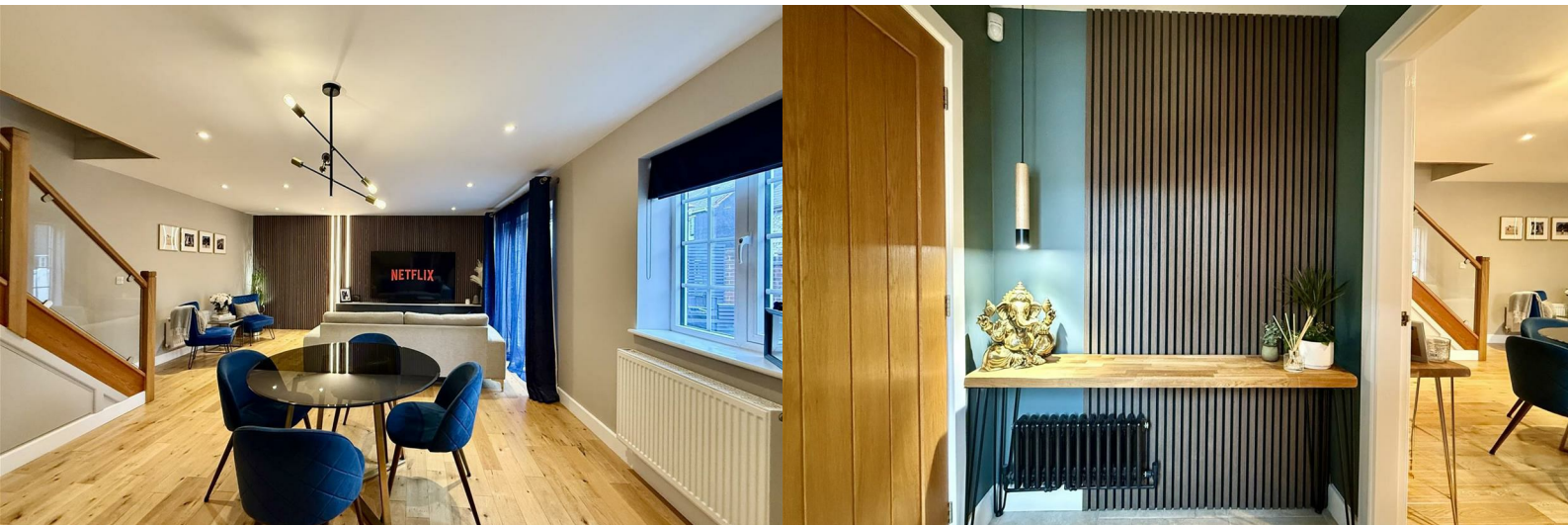
A Modern Estate Agent



5 Wishbone Lane

Mountsorrel, Loughborough, LE12 7FA

Offers over £450,000



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This charming detached cottage is part of an exclusive, award-winning waterside development created by Black Hawk Properties Ltd. The home features gas central heating, PVC double glazing, and an intruder alarm system. Inside, you'll find a cottage-style timber porch with an ornamental light, leading to an entrance hallway with a limestone floor. The ground floor includes a convenient W.C., an open-plan lounge and dining area with solid oak flooring and French doors that open to the front gardens, as well as a separate study space making a flexible space to suit the buyers needs.

The well-appointed kitchen boasts high-quality finishes, including granite worktops and built-in Bosch appliances such as an induction hob, double oven, extractor fan, fridge freezer, dishwasher, and washer dryer. A contemporary oak and glass staircase; complete with fitted storage, leads to the first floor, which provides access to a boarded roof space equipped with light and power and a fold-down wooden ladder. This level includes three bedrooms, with the master featuring an en-suite shower room, and a family bathroom complete with a three-piece suite. The master suite is of a great space and is complete with a feature vaulted ceiling opening through to a newly fitted en-suite comprising of a steam room, w.c and wash hand basin with further storage. Leading from here is a dressing room which could be altered back into bedroom 4.

Outside, the property offers a side by side driveway

for parking and a separate store which has been fully fitted with storage and workshop spacing. The private front gardens are beautifully landscaped, complete with ornamental walls and an outdoor tap.

Situated in the heart of Mountsorrel, this highly desirable gated estate features shared communal areas ideal for social events on the green overlooking the River Soar. The unique development showcases a stunning blend of Georgian and Dutch architectural styles, resulting in a captivating array of individual designs and streetscapes. The estate encompasses over an acre of grounds bordering the River Soar and includes the Staith, a boat basin that offers up to thirty-two moorings available for rent. Residents can also enjoy local walks along the river and easy access to the centers of Mountsorrel and Barrow upon Soar. The location provides excellent connectivity to regional hubs such as Loughborough, Leicester, and Nottingham, with the A46, M1, and local rail networks just a short distance away.

Disclaimer

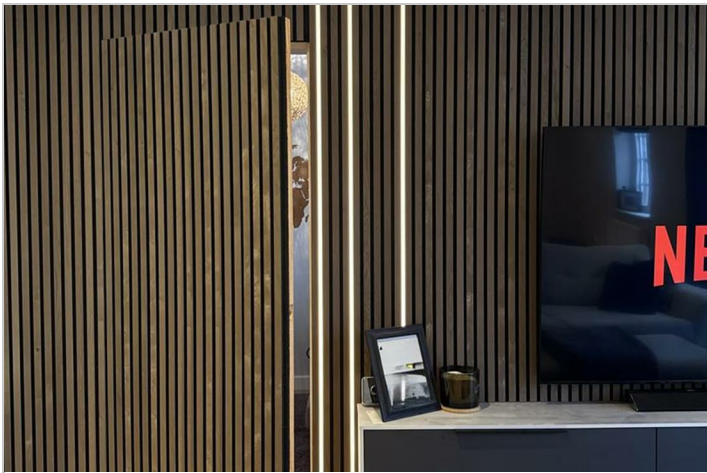
1. Intending purchasers will be asked to produce identification documentation.

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.



A map snippet from Google Maps showing the area around St Andrew's Farm. A green location pin is placed on a green area labeled 'Play Area'. A road labeled 'Loughborough Rd' runs diagonally. A blue river labeled 'River Soar' is visible on the right. The Google logo and 'Map data ©2025' are at the bottom.

A satellite map showing the Stonehurst Farm area. A purple camera icon is placed on the map, indicating the location of the farm. The map includes labels for "NORTH END" and "Stonehurst Farm". The bottom of the map shows a copyright notice: "bus, Landsat / Copernicus, Maxar Technologies".

A map snippet from Google Maps showing a rural area. A red pin is placed on a road, with a label 'Stonehurst Farm' in red text next to it. The road is labeled 'A6' in the bottom right corner. The map shows green fields, a blue river or stream, and a grey road network. The Google logo and 'Map data ©2025 Google' are visible at the bottom.

Ground Floor:

Kitchen
2.94 x 2.69m
9'8" x 8'10"

Lounge / Diner
6.40 x 4.82m
21'0" x 15'10"

Reception Room
2.69 x 2.34m
8'10" x 7'8"

Store

WC

Wishbone Lane, Mountsorrel
Internal Square Footage: 1316 sq.ft

Holdings
A Modern Estate Agent

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		83	93
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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