

# Holderr

A Modern Estate Agent



## 155 Leicester Road

Mountsorrel, Loughborough, LE12 7DB

Offers over £200,000



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## Offers over £200,000



Offered with no chain and positioned in the desirable Charnwood village of Mountsorrel, this spacious home would be an ideal first home or investment. Benefitting from a separate Lounge, a kitchen-diner, a spacious double bedroom, a large loft conversion and a rear garden with an outbuilding.

Upon entering the property into the lounge this room is of a good size and boasts character with a focal fireplace, fitted storage and feature door to the kitchen / dining room. Leading from the lounge is the dining kitchen which is fitted with an array of base and eye level units, space for a dining table and has a door to rear garden and stairwell rising to first floor.

Ascend onto the first floor and you will find a double sized bedroom, dressing area and the family bathroom. The modern family bathroom comprises of; walk in shower unit, low flush w/c and pedestal wash hand basin. A dressing area allows access to the second floor.

To the second floor is a large attic conversion complete with velux windows to rear.

To the outside of the property there is a privately aspected rear garden making a great space to enjoy the summer months in! From here is a brick built outbuilding which is a versatile space to suit the buyers needs.

An internal viewing comes highly recommended!

### 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.





Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

**Kitchen / Diner**  
3.75 x 4.55m  
12'4" x 14'11"

**Lounge**  
3.77 x 3.35m  
12'4" x 11'0"

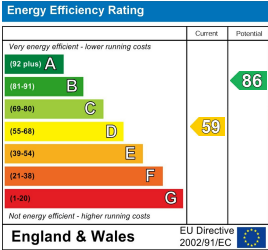
Leicester Road, Mountsorrel  
Internal Square Footage: 852 sq.ft

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Viewing

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 Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.