

# Holders

A Modern Estate Agent



112 Rothley Road, Loughborough, LE12 7JX

£230,000

Holders Estate Agents are delighted to bring to market this beautifully presented and versatile three bedroom terraced home offering generous accommodation, well-suited to modern family living and entertaining. Positioned in a highly regarded village location, the property benefits from excellent local amenities, access to well-regarded schooling and superb transport links, combining everyday convenience with the charm of village life.

## Summary

The accommodation is thoughtfully arranged, with a welcoming entrance that leads into to the principal living room, this provides a comfortable and elegant environment, enhanced by natural light. The kitchen/diner is well-appointed and forms the heart of the home, offering ample preparation space and a natural hub for day-to-day life, with space for a table and chairs.

Upstairs, the bedrooms are well-sized and thoughtfully arranged to provide both comfort and privacy, with the principal bedroom offering a particularly spacious and tranquil setting. The remaining bedrooms are equally versatile, suited to family members, guests or use as dedicated office space. Completing the first floor is the fitted family bathroom, comprising low-level WC, wash hand basin, and a bath with screen and shower over.

Externally, the property continues to impress, with on street parking and well-maintained outdoor space that enhances both kerb appeal and practicality. The setting on Rothley Road provides excellent access to the centre of Mountsorrel, while still allowing for a sense of space and openness.

Mountsorrel itself is a highly regarded Charnwood village, known for its strong community feel and excellent range of local amenities, including independent shops, cafés and traditional pubs. The area is particularly popular with families due to its proximity to well-regarded schooling and its access to beautiful surrounding countryside, including nearby walks along the River Soar and in the wider Charnwood Forest. For commuters, the location is exceptionally well placed, offering convenient access to Loughborough, Leicester and the wider road network, as well as mainline rail connections to London.

This is a home that delivers a compelling balance of space, quality and location, presenting an outstanding opportunity for buyers seeking a refined village lifestyle with excellent connectivity.

## 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.

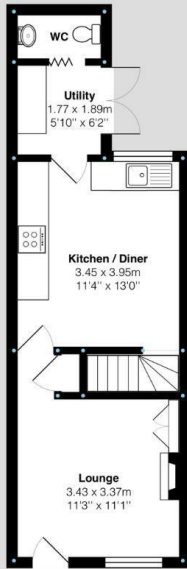
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

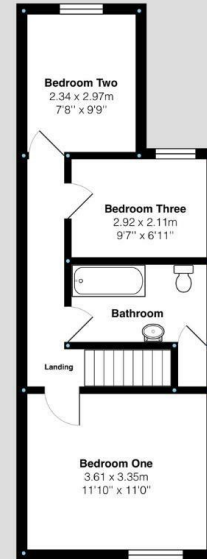
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# Floor Plan

Ground Floor:



First Floor:



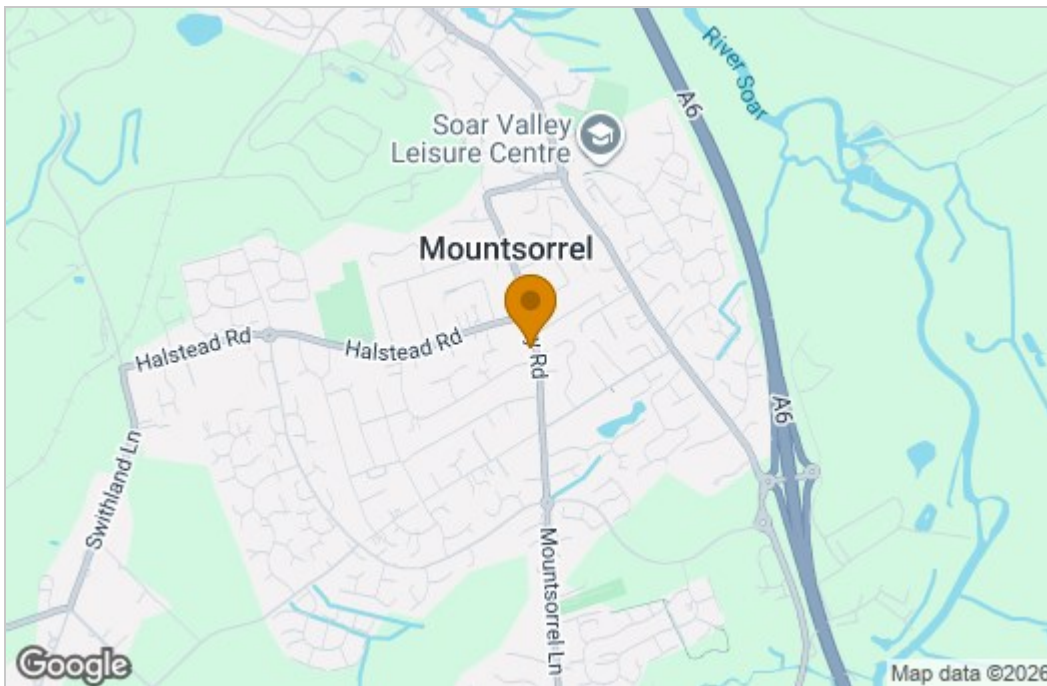
Rothley Road, Mountsorrel  
Internal Square Footage: Approx 802 sq.ft

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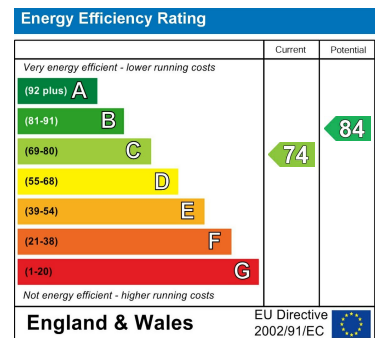
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## Area Map



## Energy Efficiency Graph



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