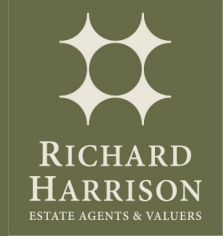




Barons Way | Mountsorrel | LE12 7EA  
Asking price £259,950





Barons Way |  
Mountsorrel | LE12 7EA  
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Tucked away in a lovely cul-de-sac setting, this spacious link-detached bungalow has been recently updated to have new decor, carpets and a stunning re-fitted shower room. Set within a quiet residential position with easy walking distance to numerous shops, amenities and regular bus stop, this is an ideal property for downsizers or retirement buyers. The Gas centrally heated accommodation comprises, entrance hall, lounge, kitchen, inner hallway, shower room and two bedrooms. Outside the property has a generous tandem driveway, car port and a pretty rear garden with mature treed backdrop. No Upward Chain.

Spacious Bungalow  
Link Detached  
Recently Updated  
Lounge and Kitchen  
Car Port and Driveway

Tucked Away Position  
Quiet Cul-De-Sac  
Re-Fitted Shower Room  
Two Bedrooms  
Pretty Rear Garden

#### Entrance Hall

With an attractive front door, cloak cupboard and door to the lounge.

#### Lounge

With bay window to the front, door to the inner hall and kitchen.

#### Kitchen

Fitted with a range of wall and base mounted units, space for appliances, a wall mounted gas central heating boiler, window and door to the side car port.

#### Inner Hallway

with access to -



*"Set in a tucked away position"*



### Shower Room

An impressive luxury re-fitted shower room with three piece suite comprising low level flush w/c, wash hand basin and shower cubicle, there is a window to the side and tiled splashbacks.

### Bedroom 1

A good sized double bedroom with window to the rear.

### Bedroom 2

A good sized room with French doors to the rear, leading out into the garden.

### Outside

The property sits on a generous plot with tandem driveway leading to a car port, The rear garden is laid to lawn, with a shed to the rear and a wonderful mature treed backdrop.

### The Area

Set in a conservation area of Mountsorrel, the village is a sought after village boasting an ever increasing array of facilities, including shops, pubs and the Michelin starred Johns House Restaurant. The Waitrose superstore is a short walk away, with a café and nearby regular bus routes.

### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to









check if an item is to be included in the sale.

- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

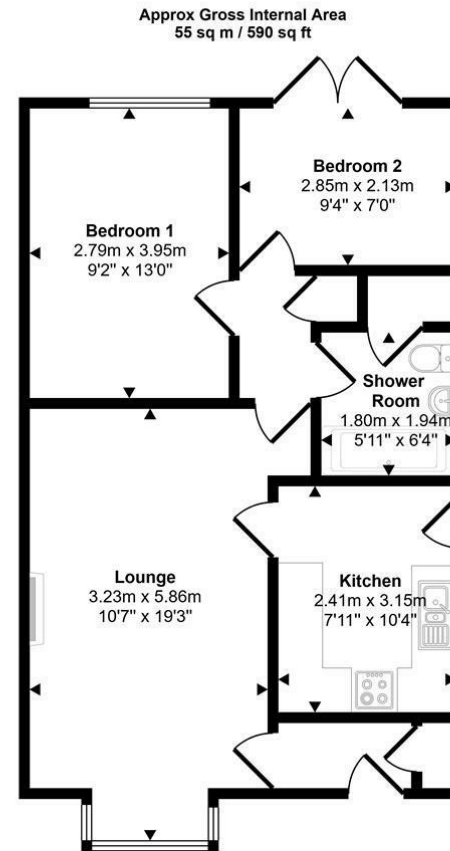
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Recently updated with carpets, décor and shower room"*







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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