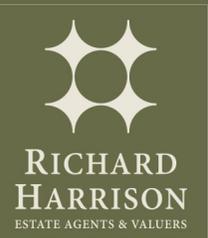




Wishbone Lane | | Mountsorrel | LE12 7FA

Guide price £479,000



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Situated within this exclusive electronically gated, waterside development by Black Hawk Homes, this stunning and luxuriously well appointed detached house has four bedrooms with luxury en-suite to master, a separate bathroom and a study/dressing room. There is a hallway leading to W/c, living/dining kitchen and separate lounge with French doors to the enclosed garden. The gated driveway offers off road parking for two cars and access to the garage. This picturesque development offers a sylvan setting centred around the boat basin, with walks across countryside adjacent to the River Soar. A truly unique opportunity ideal for the discerning purchaser.

Luxury Detached Home	Built by Black Hawk Ltd
Stunning Waterside Development	Secure Electronic Gated Access
Ideal for the Discerning Purchaser	Living/Dining Kitchen
Lounge with French Doors	Four Bedrooms
Two Baths and Study/Dressing	Garage and Driveway

Entrance Hall

With glazed panel, timber entrance door, tiled floor and meter cupboard.

W/c

With a low level flush W/c, wash hand basin, tiled flooring.

Lounge

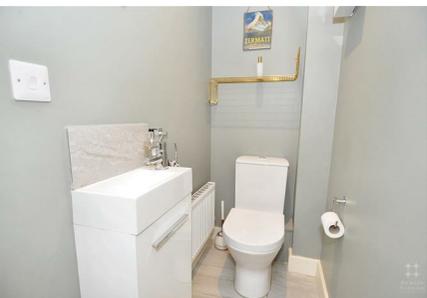
A particularly spacious room enjoying window to front and rear, along with a set of French doors to the garden. There is Oak flooring and glazed double doors to the kitchen, making this an ideal open plan area for entertaining.

Kitchen

Fitted with a stunning range of units bespoke designed and fitted by Charnwood Kitchens, in a painted timber finish with Marble worktops and upstands, with tiled splashbacks. Built in electric oven, electric hob and extractor. There is an integrated dishwasher, microwave and washer/dryer.



"Occupying a sylvan setting"



Living/Dining Area

An impressive open plan area, tiled flooring runs through from the kitchen, there are French doors to the garden and ample space for living/dining room furniture.

First Floor Landing

With a feature Glass and Oak framed staircase rising from the lounge.

Bedroom 1

A spacious and impressive master bedroom suite, comprising window at the side, a range of stylish fitted wardrobes beneath spotlights and access to -

En-Suite

Fitted with a luxury three piece suite comprising low level flush W/c, vanity wash hand basin and corner shower cubicle.

Bedroom 2

A spacious double bedroom with window to the rear.

Bedroom 3

A double bedroom with window to the front.

Bedroom 4

Currently used as a home office and with ample space for bed and bedroom furniture, this room also has a window to the front.

Study/Dressing Room

A versatile room ideally used as a walk-in dressing room, with fitted shelving and skylight window to the front. This room could also be used as a small study area.

Bathroom

Fitted with a three piece suite comprising low level flush W/c, wash hand basin and bath with shower over. There is an airing cupboard and a window to the rear.

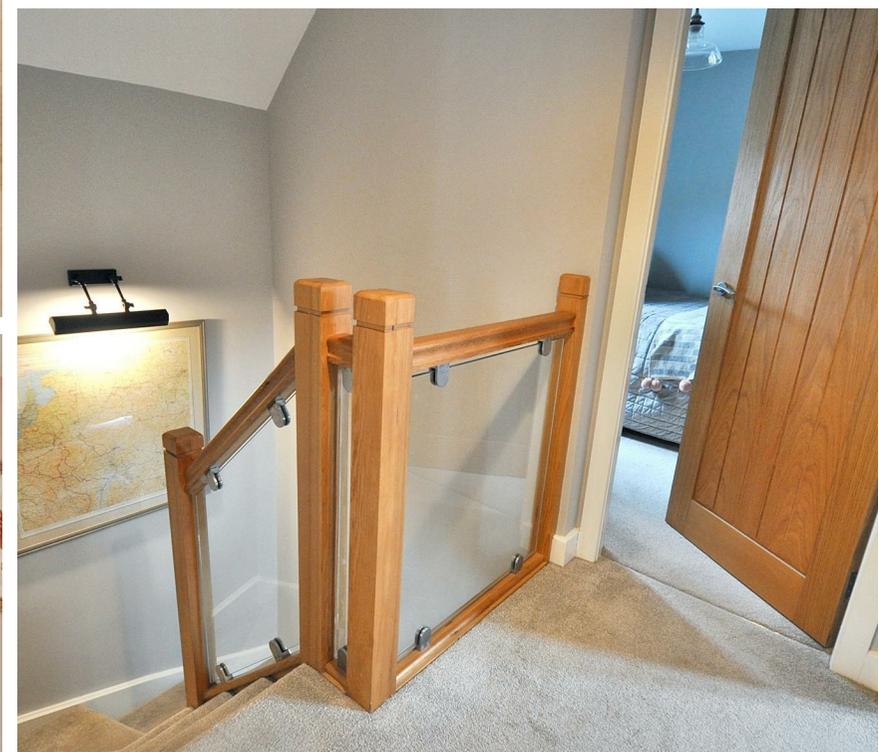
Outside

The property has a small pretty garden to the front, with gated driveway to the side allowing off road parking for two cars. There is a detached single garage with door to the front, power and lighting. The rear garden is laid to lawn, patio and planted borders.

The Area

Set within this stunning development by award winning builders Black Hawk Ltd, there are secure electronic gates providing access from Loughborough Road. The development was designed with inspiration taken from Norfolk fishing villages and Dutch inspired architecture to the buildings. There is ample visitor parking to the Quayside and a footpath giving access to the countryside set around the River Soar. Mountsorrel 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.

There is a service/maintenance charge for the private development of circa £700 per year.

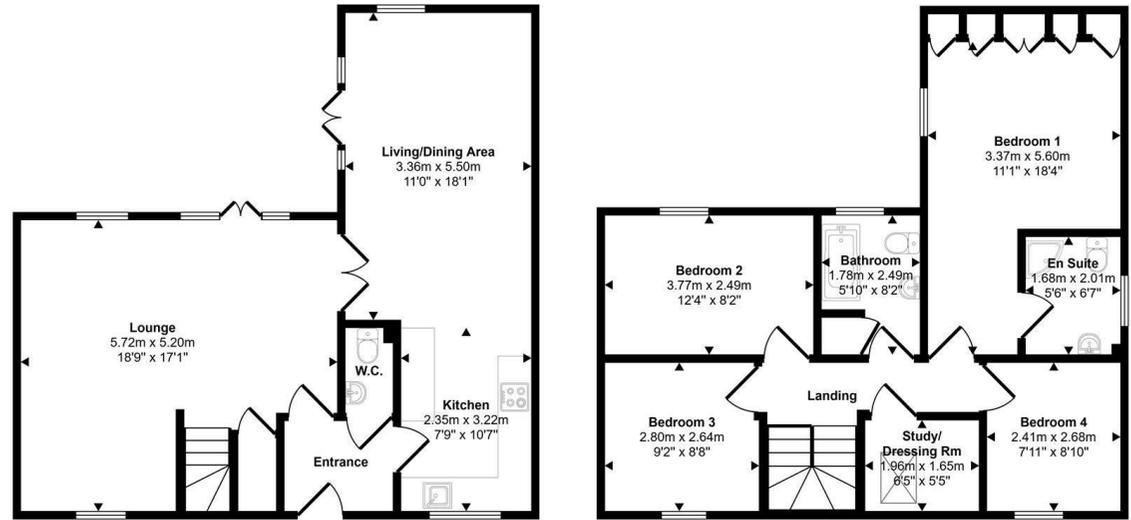


"Centred around the boat basin, River Soar and countryside walks"





Approx Gross Internal Area
122 sq m / 1309 sq ft



Ground Floor
Approx 60 sq m / 649 sq ft

First Floor
Approx 61 sq m / 660 sq ft

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) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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