28 Linkfield Road, Mountsorrel, Leicestershire, LE12 7DL

Reduced To £185,950

01509 812777 **sinclair**estateagents.co.uk

Property at a glance

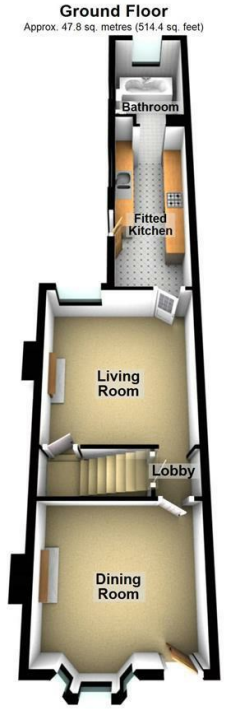
- Period Residence
- Ground & First Floor Bathrooms
- Two Reception Rooms
- Council Tax Band*: B
- Well Maintained
- Three Double Bedrooms
- Ease Of Access to Amenities & A6
- Price: £185,950

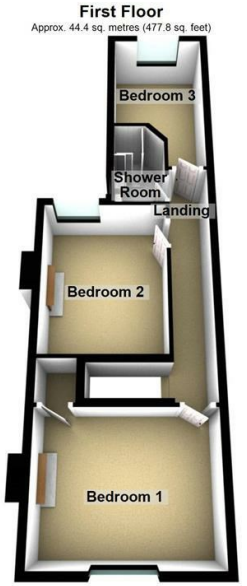
Overview

A super period bay front residence extended to the rear and benefiting from bathrooms to both ground and first floor levels. The accommodation in brief comprises: reception room one / dining room, reception room two / living room, fitted kitchen and the downstairs bathroom has a lovely suite including a slipper and claw foot bath. On the first floor there are three double bedrooms and the additional shower room fitted with a modern three piece suite. Outside there are gardens to the front and rear. The property is located with ease of access to the village centre and A6.

Location**

Mountsorrel is a village south of Loughborough in Charnwood, surrounding a steep hill, once crowned by a castle and renowned for the Buttercross Market in the village centre as well as its granite quarry, the largest in Europe. The village is well serviced with a number of shops, hairdressers, restaurants, cafes and pubs; there is a fishing shop as the sport is popular due to the proximity of the River Soar. A leisure centre provides excellent facilities and runs many activities for all ages. The primary school is St Peter's Church of England. Nearest Airport: East Midlands (13.6 miles). Nearest Train Station: Sileby: (2 miles). Nearest Town/City: Loughborough (5.1 miles). Nearest Motorway: M1 (J23)





** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Detailed Accommodation

uPVC double glazed entrance door with inset opaque and patterned double glazed window through to the reception room one / dining room.

RECEPTION ROOM ONE / DINING ROOM
Feature fireplace with an alcove recess surmounted by a basket style gas fed life flame fire, built in meter cupboards to the side of the chimney breast and an over mantel, box uPVC double glazed bay window to the front elevation, coving to ceiling, radiator and panel door accessing the inner lobby.

INNER LOBBY
The inner lobby has a panel door accessing an under stairs storage cupboard and open access to reception room two / living room.

RECEPTION TWO / LIVING ROOM
12'11" x 11'11" (3.94m x 3.63m)
(To the side of chimney breast)
uPVC double glazed window to the rear elevation, panel door access the stairs to the first floor, radiator and panel door accessing the fitted kitchen.

FITTED KITCHEN
15'2" x 7'4" (4.62m x 2.24m)
The kitchen is fitted with a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface and tiled surround, stainless steel electric hob with extractor fan over and oven under, plumbing for washing machine, uPVC double glazed window and door to the side elevation accessing the garden, wall mounted gas fed boiler and panel door accessing the downstairs bathroom.

DOWNSTAIRS BATHROOM
10'4" x 6'8" (3.15m x 2.03m)
The downstairs bathroom is generously proportioned with a slipper and claw foot bath with telephone style chrome mixer shower tap, low flush WC, pedestal wash hand basin with chrome taps, uPVC double glazed opaque glass windows to the rear and side elevations and an eight bar feature radiator with chrome heated towel rail.

ON THE FIRST FLOOR
On the first floor a gallery landing has a radiator, wall light, panel doors accessing three double bedrooms and a shower room.

FRONT BEDROOM ONE
13'6" x 10'11" (4.11m x 3.33m)
(To the side of chimney breast)
uPVC double glazed window to the front elevation, radiator and panel door accessing a built in wardrobe / cupboard.

BEDROOM TWO
13'1" x 10'5" (3.99m x 3.18m)
(To the side of chimney breast)
uPVC double glazed window to the rear elevation. Radiator.

BEDROOM THREE
8'9" x 7'4" (2.67m x 2.24m)
(Not including room entry)
uPVC double glazed window to the rear elevation overlooking the garden. Radiator.

SHOWER ROOM
The shower room is fitted with a modern white three piece suite comprising: walk in shower cubicle with glass surround and door, thermostatic shower with drencher shower head and additional shower head and hose, low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap, tiled splash backs and uPVC double glazed opaque glass window to the side elevation. Heated chrome towel rail.

OUTSIDE
To the outside is a front garden with brick walled boundaries and grey slate chippings and access to the entrance door.

To the rear is a side courtyard with an outside water tap and gated access leading to the front. The side courtyard opens to a patio area and there is a garden laid to lawn beyond with planting borders. There is a further Childrens play area to the rear, private tree lined rear aspect with timber built shed and timber screen fencing.

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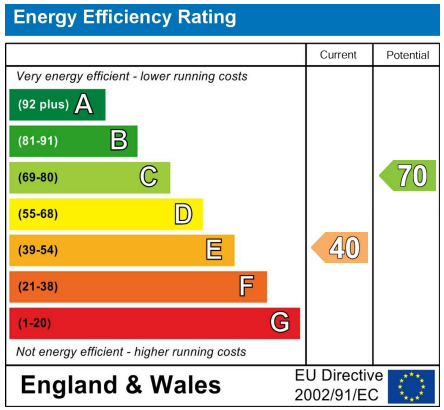

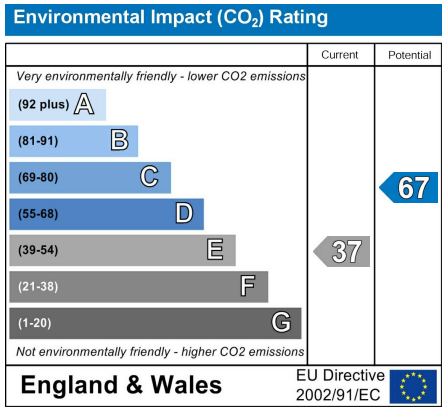

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Fixture & Fittings
All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers
Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.
* Council Tax Band correct at the time of instruction. Taken from Directgov.uk
** All distances have been taken from Google maps and must be taken as approximate.

Photographs
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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure
We are advised by the vendor(s) that the premises are Freehold

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