



3, GRANGE LANE, MOUNTSORREL, LE12 7HY

£1,500 PCM

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING





**\*\*\*A MOST IMPRESSIVE MODERN FOUR BEDROOM DETACHED FAMILY HOUSE OCCUPYING A DELIGHTFUL POSITION TOWARDS THE EDGE OF MOUNTSORREL\*\*\*** A most appealing Jelson built FOUR BEDROOM detached family house which provides extremely well presented and newly decorated accommodation with gas fired central heating, upvc double glazed windows and doors and brand new carpets/floor coverings and stands within generously sized and private gardens towards the outskirts of this much favoured and sought after village. Enclosed entrance porch, Entrance hall, Cloakroom with W.C, Study, Lounge 16'3" x 13'3", adjoining Dining room 11'6" x 10'3", Breakfast Kitchen and Utility room. Landing, main Bedroom with newly fitted en suite Shower room, three further Bedrooms and family Bathroom having white suite. Driveway and attached double brick garage, Council Tax Band: 'E' & EPC Rating: 'C' **VIEWING THROUGH THE LETTING AGENTS, telephone 01509 235534.**

#### ABOUT THE AREA

The property occupies an attractive setting towards the outskirts of this popular and conveniently placed village which sits midway between Loughborough and Leicester and provides wide ranging day to day amenities including Parish Church, primary school, local shops, Waitrose and Cooperative food stores, doctors surgery, traditional public houses, take away outlets and the Soar Valley Leisure Centre. There are bus routes throughout the area with services to Loughborough and Leicester.

In addition there are excellent road links to the A46 Western Bypass, M1 Motorway at junctions 21A, 22 & 23, Fosse Park and Thurmaston Shopping Centres and East Midlands Airport at Castle Donington.

#### VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

From the centre of Loughborough proceed via the A6 Leicester Road continuing into the bypass towards Leicester. Take the third left hand exit at Dobbies Garden Centre and after crossing over the bypass turn right at the second roundabout into Bier Way. On reaching the next traffic proceed along Walton Way and take the third left hand turning into Grange Lane. The property is then situated on the right hand side and will be clearly identified bearing our For Sale board.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

##### ENCLOSED ENTRANCE PORCH

Having double glazed front door.

##### ENTRANCE HALL

Double radiator and staircase to the first floor.

##### CLOAKROOM

Two piece coloured suite comprising low level W.C. and bracket wash hand basin having tiled splashback, extractor fan, radiator.

##### STUDY 8'3" x 5'9" (2.52m x 1.77m)

Upvc double glazed window to the front elevation, radiator.

##### LOUNGE 16'3" x 13'3" (4.97m x 4.05m)

Having upvc double glazed bay window to the front elevation, coved ceiling, marble fireplace with stained wood surround and inset living flame gas fire, double radiator and archway to the:



##### ADJOINING DINING ROOM 11'6" x 10'3" (3.52m x 3.13m)

Coved ceiling, bi-fold double glazed doors to the rear garden, double radiator.

##### BREAKFAST KITCHEN 13'9" x 10'3" (4.2m x 3.13m)

Inset one and a half bowl single drainer sink unit with mixer tap, range of medium oak wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, Hotpoint integrated double oven, Creda four ring gas hob unit, plumbing for a dish washer, Ideal gas fired boiler serving the hot water and heating systems, upvc double glazed window to the rear elevation with private aspect, floor covering, double radiator.

##### UTILITY ROOM 8'9" x 5'9" (2.67m x 1.77m)

Inset single drainer sink unit with mixer tap, medium oak wall and floor cupboards with roll top work surfaces and tiled splashbacks, plumbing for an automatic washing machine and space for further appliances, floor covering, understairs store cupboard, double glazed door to the side elevation, radiator.

##### FIRST FLOOR

##### LANDING

Access trap to the roof space and built in airing cupboard housing the hot water cylinder.

##### BEDROOM ONE 14'0" x 13'0" (4.27m x 3.97m)

Two sets of fitted double wardrobes with hanging space, shelving and cupboards over, matching bedside cabinets, upvc double glaze window to the rear elevation, radiator.

##### EN SUITE SHOWER ROOM

Three piece suite in white comprising tiled shower cubicle with Mira shower unit, pedestal wash hand basin having mixer tap and low level W.C, half tiled walls, extractor fan, shaver point, upvc double glazed window to the rear elevation, tiled floor, radiator.

##### BEDROOM TWO 13'0" x 9'6" (3.97m x 2.9m)

Plus upvc double glazed window to the front elevation, radiator.

##### BEDROOM THREE 12'6" x 7'3" (3.83m x 2.22m)

Plus upvc double glazed bay window to the front elevation, radiator.

##### BEDROOM FOUR 10'0" x 7'3" (3.05m x 2.23m)

Upvc double glazed window to the rear elevation, radiator.

##### FAMILY BATHROOM

Four piece suite in white comprising tiled shower cubicle with chrome shower unit, panelled bath, wash hand basin having mixer tap and low level W.C, half tiled walls, fitted cabinet, extractor fan, upvc double glazed window to the side elevation, tiled floor, chrome ladder style towel rail.

##### OUTSIDE

The property stands well back from Grange Lane with an extensive lawned area and two mature trees in front of the house itself and a block paved driveway provides car standing and leads to an attached double brick garage having remote control up and over door, concrete floor, lighting, power and personal door to the rear garden.

Gated access to the most private and fully enclosed rear garden which is an obvious selling feature of the property and includes paved patio, central lawn with well stocked surrounding shrubbery/herbaceous borders and a number of established trees. Two timber garden sheds.





## E P C

Rating: 'C'

## COUNCIL TAX BANDING

Band: 'E'

## PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

## MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

## MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

## SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Survey Department on 0116 2538867.



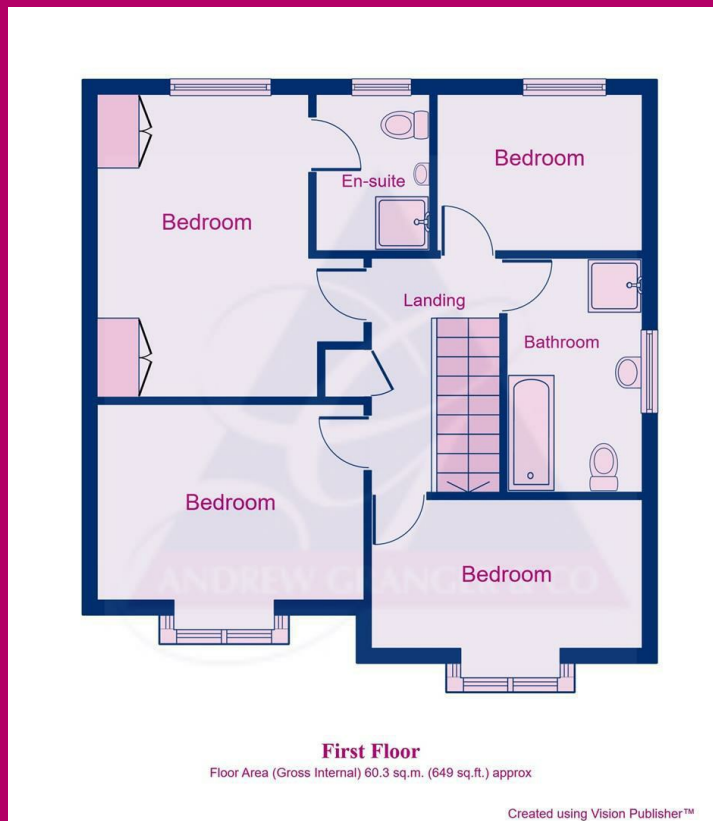




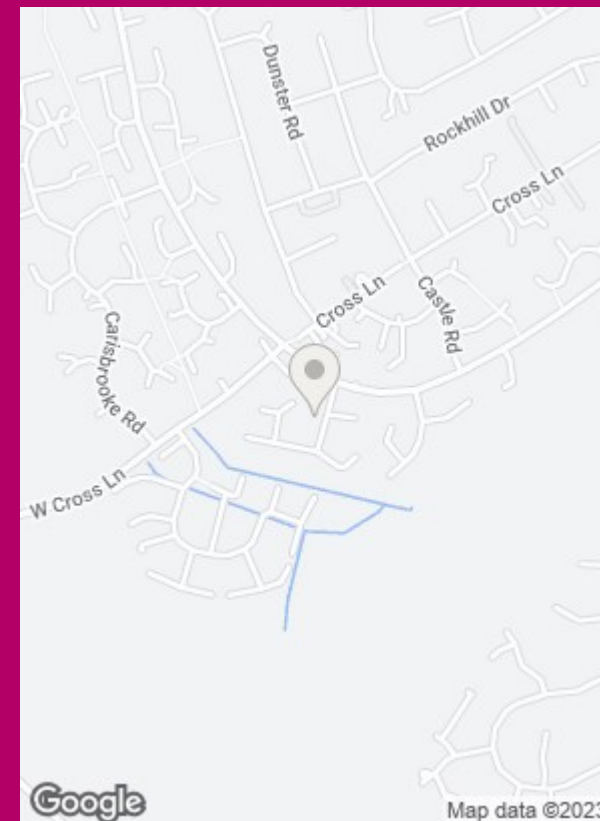








## LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Call 01509 235 534

Andrew Granger & Co.

44-46 Forest Road, Loughborough, LE11 3NP

[www.andrewgranger.co.uk](http://www.andrewgranger.co.uk)



RICS



[loughborough@andrewgranger.co.uk](mailto:loughborough@andrewgranger.co.uk)

