



Watling Street Mountsorrel

- Grade II listed stone cottage
- Beautifully restored throughout
- Character features and original charm
- Sash windows and exposed beams
- Wood-burning stove in sitting room
- Refitted Shaker-style kitchen
- Two double bedrooms with fitted wardrobes
- Stone facade with Swithland slate roof
- EPC Rating D / Council Tax Band B / Freehold

Alexanders offer to the market this beautifully presented Grade II listed stone cottage, thoughtfully restored and meticulously maintained by the current owners, and now offered in exceptional condition.

Full of character and charm, the property showcases a wealth of original features, including sash windows, exposed timber beams, an oak staircase, a wood-burning stove, and an attractive stone façade beneath a Swithland slate roof. Offering approximately 765 square feet of immaculately designed accommodation arranged over two floors, this delightful home seamlessly combines period features with stylish modern finishes.

Located in the heart of Mountsorrel, one of Charnwood's most desirable villages, the property benefits from a strong sense of community and a range of local amenities, all whilst being surrounded by attractive countryside and well placed for access to nearby towns and cities.



**Accommodation:**

The ground floor comprises an entrance porch, leading into a spacious sitting room, alongside a stylish refitted Shaker-style kitchen with dining area.

Upstairs, there are two well-proportioned double bedrooms, with the second bedroom benefitting from bespoke fitted wardrobes, and a beautifully finished family bathroom.

Gardens and land:

To the rear, the property features a charming, low-maintenance courtyard garden, attractively landscaped and ideal for outdoor enjoyment.

The garden is further complemented by a brick-built WC and a separate utility outbuilding, providing useful additional storage and practicality.

Location:

Situated in the heart of the highly sought-after Charnwood village of Mountsorrel, the property benefits from access to a wide range of local amenities, including reputable schools, popular pubs and restaurants, and a Waitrose.

The nearby market town of Loughborough and Leicester city centre are easily accessible, along with a selection of well-regarded independent schools. The area also offers excellent access to the scenic Charnwood Forest, including Bradgate Park and Cropston Reservoir.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.



Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

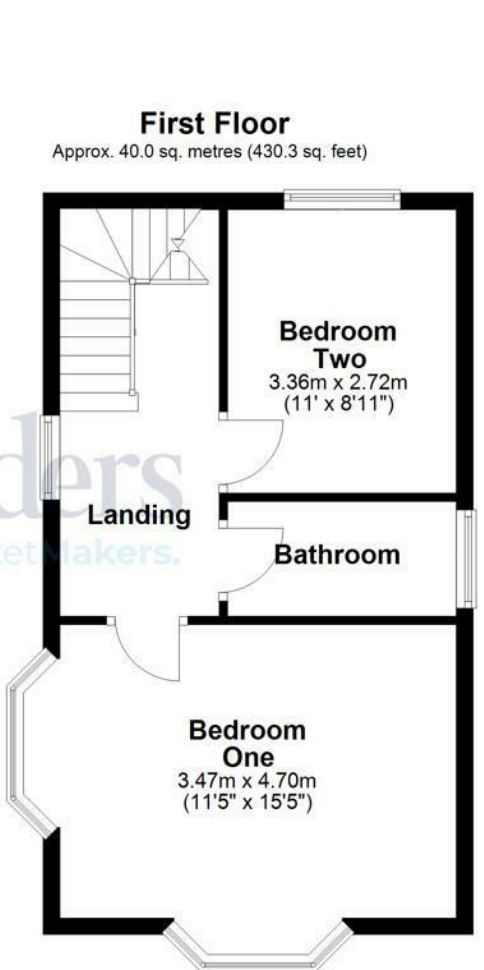
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 83.9 sq. metres (903.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		

