



145 Leicester Road

Mountsorrel | LE12 7DB | £215,000

ROYSTON  
& LUND



- Beautifully Presented Two Bedroom Mid Terrace Property
- Character Features Such As Beams
- High Quality Fixtures And Fittings
- Close By To Numerous Amenities
- EPC Rating - C
- Open Plan Ground Floor
- Immaculately Presented Throughout With Integrated Kitchen Appliances
- Downstairs Tiled Shower Room
- Excellent Transport Links
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this beautifully presented mid terrace property located in Mountsorrel Loughborough. Situated close by to numerous amenities such as local pubs, restaurants, shops and cafes. Not to mention having excellent transport links into Loughborough and Leicester. This property would be a great fit for first time buyers.

Ground floor accommodation comprises the living room upon entry which features a window to the front elevation flooding the room with natural light pieced together with coving for a fireplace and rustic character beams. Moving through the living room you come into the kitchen dining room through an opening creating an open plan feel which continues to impress with modern fitted high quality base and wall units along with integrated appliances from an oven, hob and extractor fan, along with a built in dishwasher and additional space for a washer dryer. The ground floor is completed with under stair storage and a tiled shower room consisting of a shower with wash basin and WC.

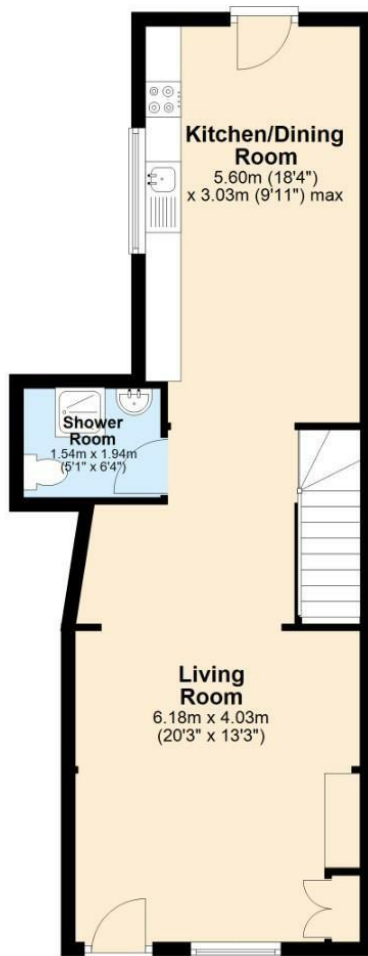
To the first floor there are two well proportioned double bedrooms. The master bedroom overlooking the front elevation and the second bedroom benefits from storage cove and window viewing the rear garden. The first floor has extra storage space for added convenience.

Facing the property there is on street parking and to the rear there is a patio area off from the kitchen providing space for summer seating along with lawn space to the rear. The garden is enclosed by fenced borders.



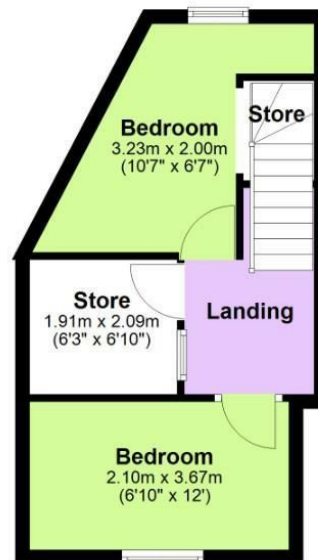
### Ground Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



### First Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



Total area: approx. 74.1 sq. metres (797.9 sq. feet)



## EPC

### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>89</b> |
| (69-80) <b>C</b>                            | <b>75</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

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**