

**ROY GREEN**  
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

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SALES • LETTINGS • LAND • AUCTIONS • SURVEYS



**217 Mountsorrel Lane, Leicester  
Leicestershire LE7 7PU  
Offers over £269,950**

Within this highly sought after location and ready for the next purchaser to add 'their own touch' too comes offered for sale this three bedroom character house. This lovely home briefly comprises of an Entrance Hall, Living Room, Dining Room, Study, Kitchen, Leant to rear porch with WC, First Floor Landing, Three Bedrooms and Bathroom. To the outside there is an extensive garden with access to the rear for potential off road parking.



### ENTRANCE HALL

With stairs leading to the first floor and doors to:

### LIVING ROOM

24' x 11'10 (7.32m x 3.61m)

Benefiting from a bay fronted window, window to the side aspect, power points, TV point and doors to:

### STUDY

8'9 x 7'6 (2.67m x 2.29m)

Having power points and door to the rear aspect.

### KITCHEN

15'8 x 8'7 (4.78m x 2.62m)

There are a range of wall and base units with work surfaces, sink with mixer tap, window to the rear aspect, power points, plumbing for a washing machine and doors to:

### LEAN TO PORCH

10'10 x 7'8 (3.30m x 2.34m)

With a window to the rear, power point, door to the rear garden and door to:

### WC

Comprising a low level WC, Wash hand basin and a Window to the rear aspect.

### DINING ROOM

14'1 x 12'2 (4.29m x 3.71m)

Benefiting from a bay fronted window, power points and feature fire surround.

### FIRST FLOOR LANDING

There are doors to:

### MAIN BEDROOM

12'7 x 12' (3.84m x 3.66m )

Benefiting from windows to the front aspect, power points and fitted wardrobes.

### SECOND BEDROOM

12'2 x 10'2 (3.71m x 3.10m )

Having a window to the front aspect, power points and fitted wardrobes.

### THIRD BEDROOM

9'1 x 9'1 (2.77m x 2.77m)

Having a window to the rear aspect and power points.

### BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Window to the rear aspect and Airing cupboard.

### REAR GARDEN

With a patio that then leads onto a mainly laid to lawn and bordered area. There is a access to the rear of the garden ideal to supply off road parking.



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Both companies are registered at: First Floor, 15 The Nook, Anstey, Leicestershire, LE7 7AZ • Regulated by RICS

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	H	H
H	H	I	I
I	I	J	J
J	J	K	K
K	K	L	L
L	L	M	M
M	M	N	N
N	N	O	O
O	O	P	P
P	P	Q	Q
Q	Q	R	R
R	R	S	S
S	S	T	T
T	T	U	U
U	U	V	V
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X	X	Y	Y
Y	Y	Z	Z
Z	Z	AA	AA
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AL	AL	AM	AM
AM	AM	AN	AN
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