

ROY GREEN
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

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SALES • LETTINGS • LAND • AUCTIONS • SURVEYS



**10 Balmoral Road, Mountsorrel
Leicestershire LE12 7EN**

Asking price £179,950

Within a great location comes offered for sale this three bedroom semi-detached house that would make an ideal family home. Close to major road and motorway links as well as good school catchment, this lovely home briefly benefits from Entrance Porch, Hallway, Living Room, Dining Room, Kitchen, First Floor Landing, Three Bedrooms and Bathroom. To the rear there is a very well presented garden and from the front there is off road parking that leads alongside the property to a Garage.



ENTRANCE PORCH

With a door to:

ENTRANCE HALLWAY

Having a fitted cupboard, radiator, power points, stairs leading to the first floor landing and doors to:

LIVING ROOM

16'2 x 11' (4.93m x 3.35m)

Benefiting from a window to the front aspect, radiator, power points, TV point and access through to:

DINING ROOM

9'2 x 8'7 (2.79m x 2.62m)

Having a radiator, power points, patio doors to the rear garden and door to:

KITCHEN

10'9 x 8'2 (3.28m x 2.49m)

Having a range of wall and base units with a work surface, sink with mixer tap, splash back tiling, window to the rear aspect, power points and door to the side aspect.

FIRST FLOOR LANDING

Having a window to the side aspect and doors to:

MASTER BEDROOM

12'4 x 11' (3.76m x 3.35m)

Benefiting from a window to the front aspect, radiator, power points and airing cupboard.

SECOND BEDROOM

11'3 x 9'11 (3.43m x 3.02m)

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

THIRD BEDROOM

8' x 7' (2.44m x 2.13m)

With a window to the front aspect, radiator and power points.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Complimentary tiling, Radiator and Window to the side aspect.

REAR GARDEN

Having a patio that then leads onto a mainly laid to lawn area having borders home to a variety of shrubs and plants. There is also a coal shed.

PARKING

From the front there is off road parking that leads to:

GARAGE

19'3 x 8'6 (5.87m x 2.59m)

With an electric up and over door with the facilities of both power and lighting.



For complete independent professional advice including
Property Sales and Advice • Valuations and Reports • Service Charge Management
Commercial and Residential Property Agency • Acquisitions • Development Management Consultancy

Roy Green Estate Agents Limited is registered in England No. 06957244
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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 ₂) Rating	
Rate	Score	Rate	Score
Very energy efficient - near-zero code	81	Very environmentally friendly - near CO ₂ emissions	80
A	69-81	B	62-80
B	54-68	C	47-61
C	39-53	D	32-46
D	24-38	E	17-31
E	9-23	F	2-16
F	-1-8	G	-1-15
G	-1-8	G	-1-15
Minimum energy rating - poor CO ₂ emissions	1	Maximum CO ₂ emissions - poor CO ₂ emissions	1
England & Wales	01 December 2020 to 31 October 2021	England & Wales	01 December 2020 to 31 October 2021

