



## 26 THE ROMANS, MOUNTSORREL L 7EH

**£239,950**  
FREEHOLD

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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



SITUATED WITHIN A CUL DE SAC POSITION COMES OFFERED FOR SALE THIS IMMACULATE AND EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW. THIS LOVELY HOME APPRECIATES AN OPEN PLAN LIVING/KITCHEN/DINING ROOM LEADING TO THE INNER HALLWAY, TWO BEDROOMS AND A SHOWER ROOM. THERE ARE LANDSCAPED FRONT AND REAR GARDENS AS WELL AS OFF ROAD PARKING TO THE FRONT. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.





#### LIVING/KITCHEN/DINING ROOM 17'10 - 12'6 x 17'6

Benefiting from windows to the front aspect, radiator, power points, wall and base units with work surfaces, sink with a mixer tap, fitted cupboard and a door that leads to:

#### INNER HALLWAY

There are doors that lead to:

#### PRIMARY BEDROOM 19'11 x 9'4 - 6'5

Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and dresser.

#### BEDROOM 18'8 x 7'10 - 5'9

There are fitted wardrobes, radiator, power points and patio doors to the rear aspect.

#### SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Window to the side aspect and a Heated towel rail.

#### REAR GARDEN

An eye-catching, landscaped garden with a patio that looks over a laid to lawn garden with borders home to a number of shrubs and plants, the patio enjoys a pathway leading to the rear with another patio area where there is also a Shed.

#### PARKING

From the front there is off road parking.

#### MOUNTSORREL

Mountsorrel is a particularly well serviced village with excellent local shopping and schooling facilities. The nearby A6 affords fast access to Loughborough and Leicester and further excellent local facilities available at nearby Rothley.

#### VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### 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.

#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

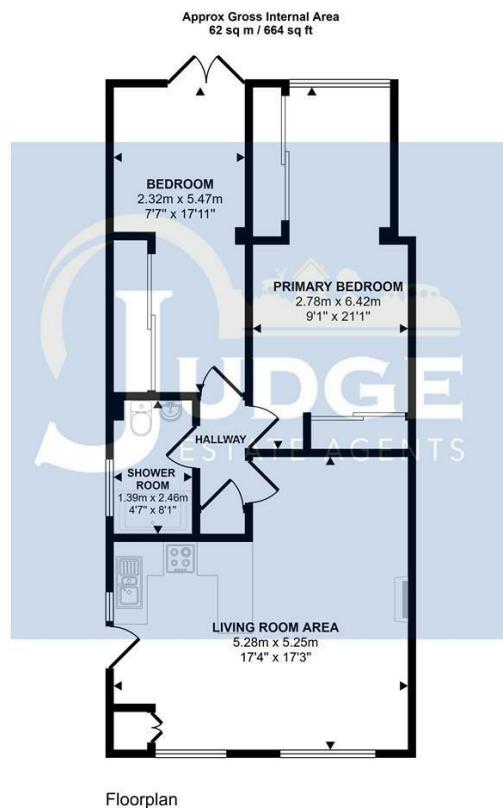
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





## LOCATION



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

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## LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.

## TERMS & CONDITIONS

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