William.

61 Danvers Road

Mountsorrel, Loughborough, LE12 7JG

Guide price £220,000

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William. is delighted to offer this deceptively spacious two double bedroom, Edwardian Villa to market. Boasting ** NO UPWARD CHAIN ** a truly impressive garden, double glazing, gas central heating and versatile living space throughout, this fantastic property is a true blank canvas requiring some cosmetic upgrades to suit personal taste, but retains a wealth of character features throughout. It would be an ideal purchase for First Time Buyers or Investors alike, looking to acquire a property in this prime Charnwood village.

Located on Danvers Road in the ever-popular village of Mountsorrel and within walking distance of the village centre and amenities, the property boasts spacious living accommodation throughout, in brief comprising: Formal living room, separate dining room and a modernised kitchen with walk-in pantry to the ground floor. Whilst to the first floor are two well-proportioned double bedrooms and a further spacious bathroom.

The property offers truly impressive outside space - To the rear, there is an informal stone patio / decked area and small section of lawn, access to two outbuildings and a path leading through to a further private and fully enclosed spacious lawned section with timber shed – Both areas are the ideal spaces for outdoor entertaining!

Mountsorrel and the neighbouring villages offer a wide selection of local amenities including: Cafés, pubs and restaurants as well as doctor's surgery, butchers, dentist, post office, farm park, leisure centre, Waitrose supermarket and multiple schooling options. The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 and A46 all within close proximity. There are regular local bus services and train links to Leicester and Nottingham can be found in the neighbouring villages of Barrow upon Soar and Sileby.

This truly is a property which must be viewed! All viewing appointments are to be booked directly via William. Property

ACCOMMODATION:

GROUND FLOOR

Living Room
12'7" x 10'11" (3.85 x 3.35)

Dining Room
16'4" x 12'7" max (5.0 x 3.85 max)

Kitchen
14'5" x 7'2" max (4.4 x 2.2 max)

FIRST FLOOR

First Floor Landing
19'8" x 2'11" (6.0 x 0.90)

Bedroom 1
14'3" x 10'11" (4.35 x 3.35)

Bedroom 2
12'11" x 10'11" (3.95 x 3.35)

Storage Area
3'11" x 3'1" (1.2 x 0.95)

Bathroom
11'3" x 7'2" (3.45 x 2.2)

OUTSIDE

Front Garden

Impressive Rear Garden

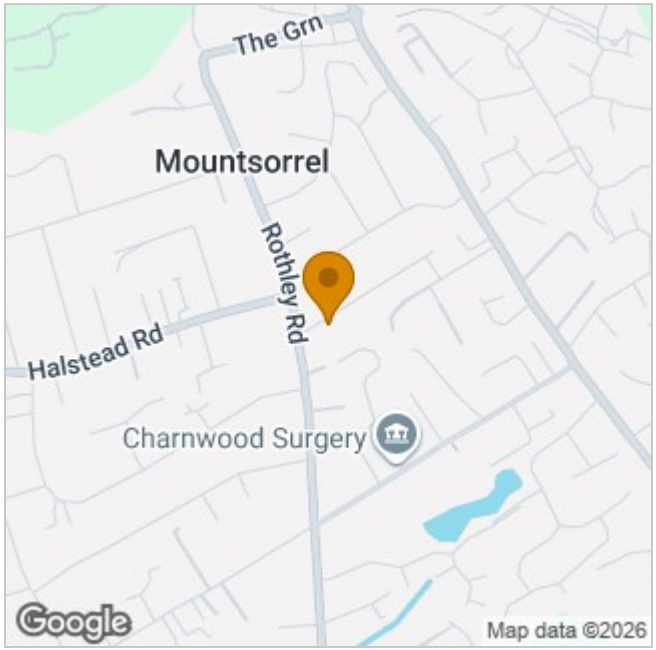
Useful Outbuildings

On Street Parking Available

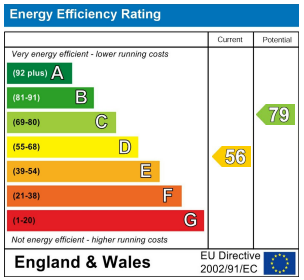
DISCLAIMER

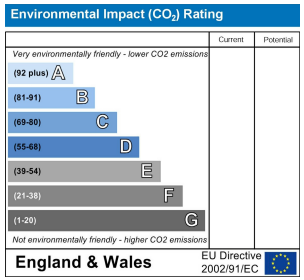
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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