



11a Loughborough Road, Mountsorrel
Loughborough

Offers in Region of £170,000



11a Loughborough Road

Mountsorrel, Loughborough

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SPACIOUS ONE BEDROOM FIRST FLOOR MAISONETTE
- LARGER THAN MOST TWO BEDROOM PROPERTIES
- DOUBLE BEDROOM
- 'LOFT' STYLE ACCOMMODATION
- IMPRESSIVE OPEN PLAN LOUNGE/OFFICE/DINING
- FITTED KITCHEN
- VILLAGE CENTRE LOCATION
- PARKING AND GREEN SPACE



MOUNTSORREL

Mountsorrel is a thriving village situated on the A6 corridor between the city of Leicester and the nearby market town of Loughborough and located approximately equidistant. The village offers a good range of day to day shopping and facilities, primary school, library and fantastic community centre which hosts major acts from the theatre, comedy and music worlds.

LEASEHOLD INFORMATION

The property is held leasehold with a lease of 125 years commencing 18th December 1992 (91 complete years remaining). The ground rent payable is currently £50 per annum increasing to £100 per annum after the 50th year of the lease. In lieu of a management charge, the two properties which comprise the unit (11a Loughborough Road and 2a Crown Lane) are responsible for paying the landlords insurance costs which thus far have not exceeded £400.00 per annum for 11a)

EPC RATING

The property has an EPC rating of D; for further information and to see the full report please visit: <https://www.gov.uk/findenergy-certificate> and use the postcode when prompted.



GROUND FLOOR ENTRANCE HALL

12' 11" x 10' 0" (3.94m x 3.06m)

A spacious and welcoming area with the lower level having ample room for storage/cloaks space and the upper level having a central heating radiator, ceiling light and Upvc door to the rear elevation. A staircase then leads up to:



OPEN-PLAN LOUNGE/DINING ROOM

32' 1" x 12' 11" (9.79m x 3.94m)

An impressive space with true wow factor, with partial exposed brick walling, ample room for office, lounge and dining space with the kitchen adjacent and also semi open plan.

STUDY/OFFICE SPACE

The initial area of the open plan lounge/dining space is easily large enough for home office use and has Upvc windows to front and rear, central heating radiator and ceiling lighting.

LOUNGE AREA

With multiple Upvc windows to front and rear, central heating radiator and pendant light point.

DINING SPACE

With Upvc windows to front and rear elevations, open plan at the side to:

KITCHEN

12' 11" x 7' 3" (3.94m x 2.22m)

With fitted units, space for appliances, built in oven and hob, ceiling lighting, modern wall mounted Worcester greenstar central heating boiler, Upvc window to the Crown Lane elevation and skylight window.

INNER HALL

6' 0" x 4' 6" (1.82m x 1.38m)

With access to the bedroom and bathroom, built in storage cupboard, Upvc window, ceiling light point.

BEDROOM

12' 11" x 9' 7" (3.94m x 2.91m)

A good sized double room with radiator, ceiling lighting, Upvc window to the Crown Lane elevation and a Upvc door with window leads out to the balcony which overlooks the parking area/garden below.





BATHROOM

8' 1" x 6' 2" (2.46m x 1.89m)

With white three piece suite comprising bath with electric shower and screen, WC and wash-basin. Central heating radiator, ceiling light, extractor fan and Upvc window to the rear elevation.

OUTSIDE SPACE

The outside space is accessed via Crown Lane and currently utilised as a spacious single parking spot with garden to the side having a mature birch tree and walling to the boundary. With some effort the garden space could be reduced and a second parking space created. Additionally, access is maintained across the enclosed garden of number 2a.

COUNCIL TAX BAND

The property has a council tax rating of 'A' via Charnwood Borough Council. Approximately £1585.26 for 2026/27.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.





GARDEN

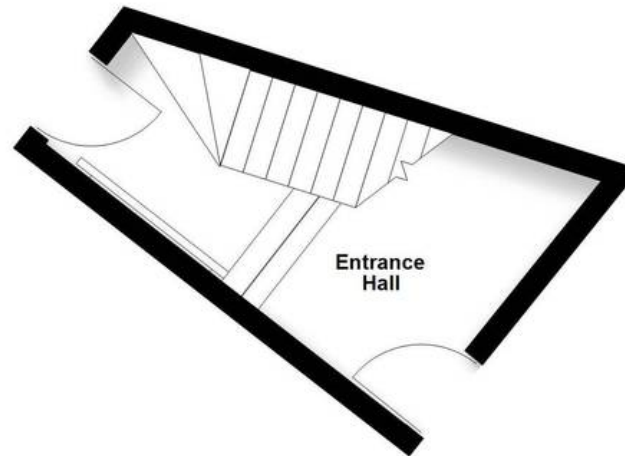
A green space adjacent to the parking area with birch tree and walling to the perimeter. Please refer to photos for further clarification.

DRIVEWAY



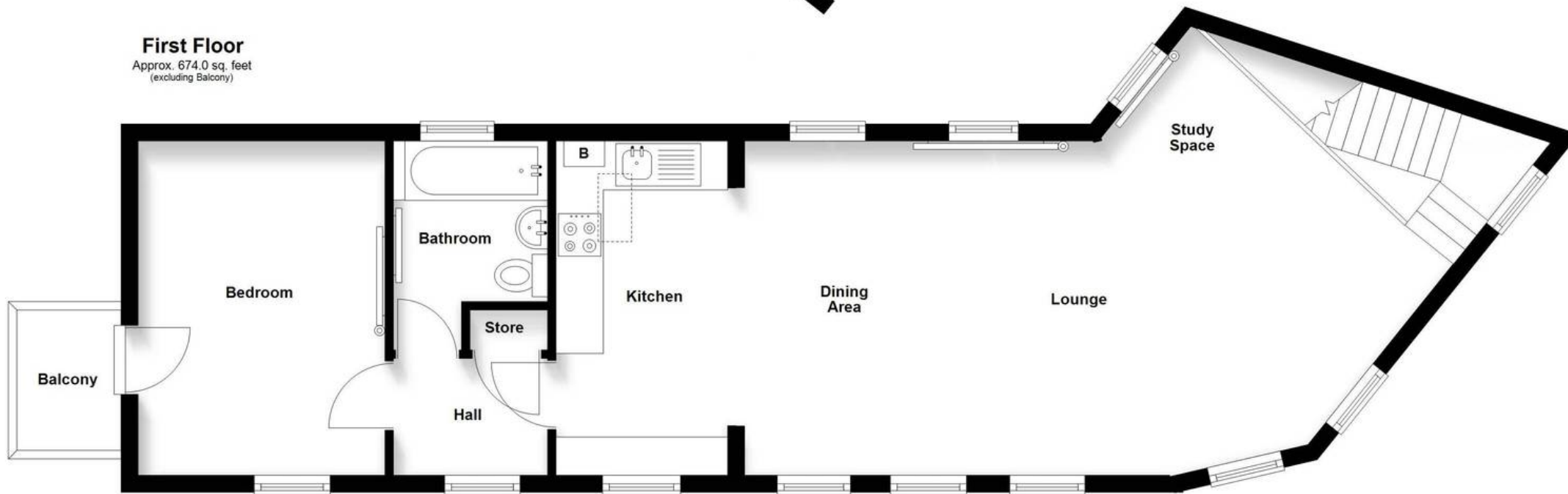
Ground Floor

Approx. 83.2 sq. feet

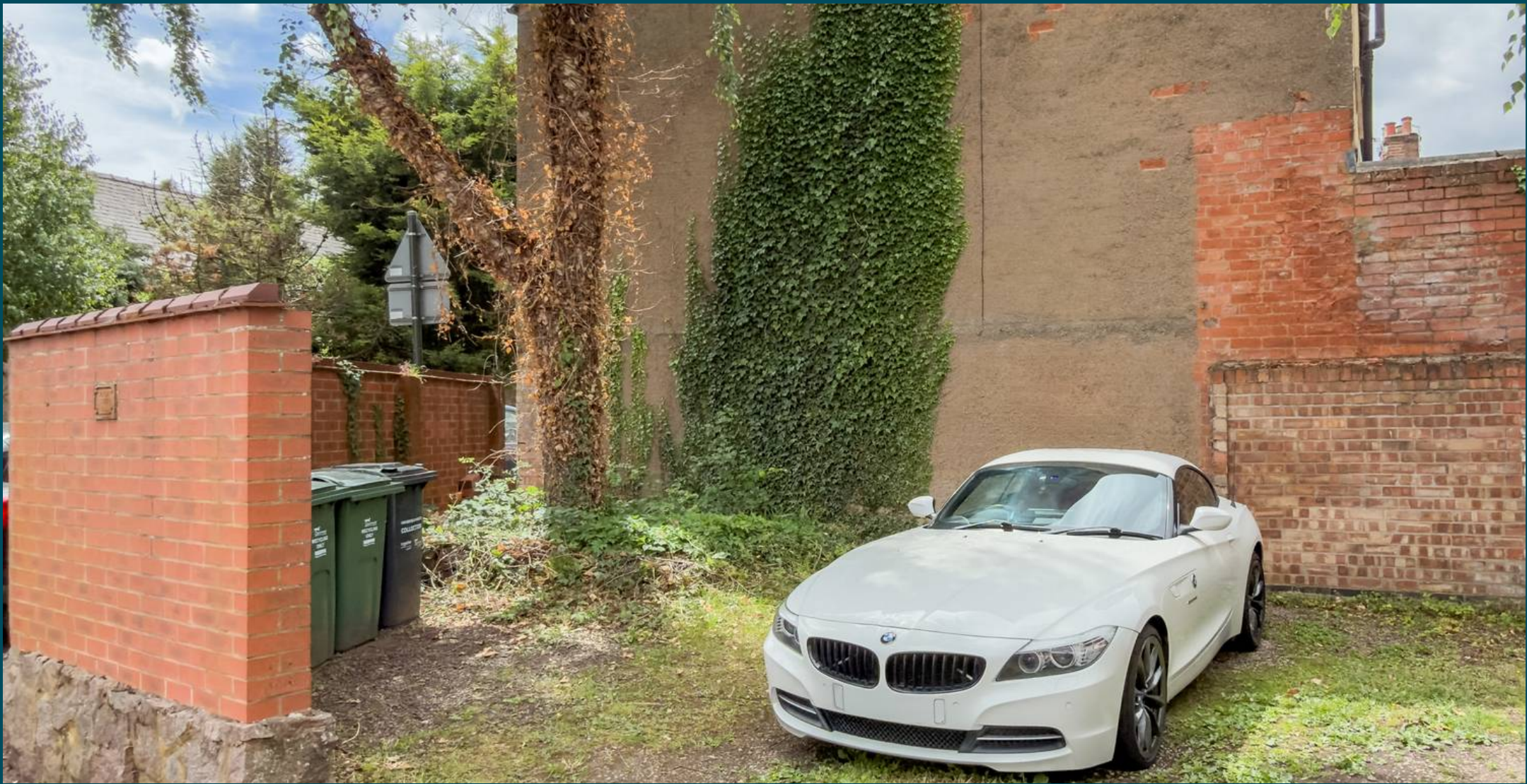


First Floor

Approx. 674.0 sq. feet
(excluding Balcony)



Total area: approx. 757.3 sq. feet



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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.