

The Romans

Mountsorrel, Leicester, LE12 7EH

Asking Price: £200,000



Oliver Rayns
ESTATE AGENTS



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- Semi-Detached Property
- Spacious Living Room
- Attractive Fitted Kitchen
- Two Double Bedrooms
- Bathroom Suite & Shower
- Good Sized Rear Garden
- Garage & Driveway
- No Upward Chain

This impressive semi-detached property, an ideal first-time buyer home or next step up the property ladder, is located in the heart of the thriving village of Mountsorrel.



Beautifully presented by the current owners and situated in a quiet residential cul-de-sac, this lovely home offers well-proportioned accommodation with an elegant kitchen/breakfast room, a fabulous living room, two double bedrooms, a stylish bathroom, garage, off-road parking and an easy-to-maintain garden at the rear.

This super property is set back from the road and as you approach, you are greeted by a paved pathway with delightful gravel on either side for easy maintenance. The part-glazed front door opens into the entrance hall, which offers ample room for boot/storage cabinet and opens out into the charming living room. Overlooking the front of the property, the large picture window allows light to flood into the room. The wood floor extends from the hall into the living room while the beautiful staircase leads to the first floor.

From the living room through a lovely part-glazed door is the fabulous kitchen, which looks out over the garden. There is a range of gorgeous wall, base and drawer units with composite work surfaces and part-tiled walls above. Below the window is an enamel single drainer sink with a mixer tap while there is also space for a cooker on one side. A part-glazed door leads out into the garden.

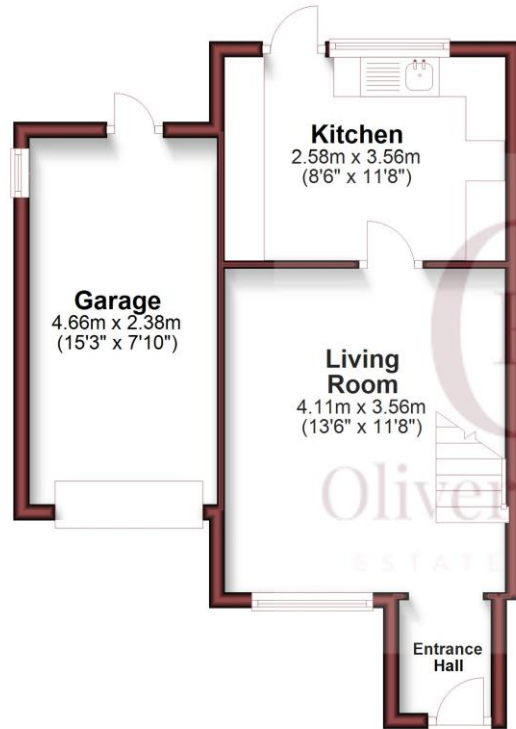
The wood stairs rise to the first-floor landing where you will find two double bedrooms, the family bathroom, the airing cupboard and access to the loft space. The principal bedroom, which is at the rear, has a wonderful range of cottage-style fitted wardrobes with cupboard space above and a delightful dressing table in the middle with cupboards below.

The superb family bathroom has a decorative tiled floor and a white suite comprising a kidney-shaped panelled bath with a mixer tap and wall-mounted shower, and a curved glass shower screen, a low-level WC and a wash hand basin built into a vanity unit with ample storage below.



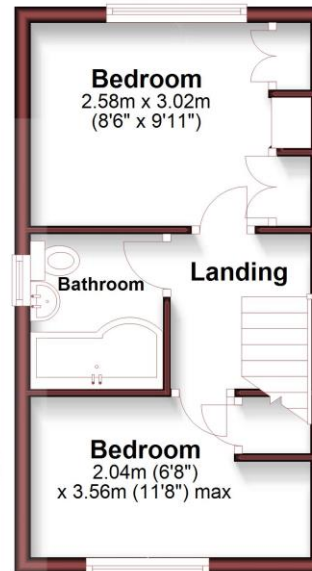
Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.2 sq. feet)



Total area: approx. 61.7 sq. metres (664.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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