



**BLUE GRANITE PARK, MOUNTSORREL,
LEICESTERSHIRE, LE12 7AG**



£49,950

A two bedroom park home set within close proximity to the centre of Mountsorrel. Off road parking. The accommodation includes lounge/diner, kitchen, two bedrooms and family bathroom. Gardens to the front and side.

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Residential Sales

ACCOMMODATION:

KITCHEN 2.39m x 2.82m (7' 10'' x 9' 3'') uPVC obscure double glazed entrance door. Range of base and eye level units with roll edge work surface. Inset sink with side drainer and mixer taps over. Space and plumbing for washing machine. Gas oven and larder style fridge/freezer. uPVC double glazed window to the front elevation. Ceiling light point. Door through to the:-



LOUNGE 5.92m x 2.87m (19' 5'' x 9' 5'') Two uPVC double glazed bow windows to the side elevation. Obscure double glazed door to the rear elevation. Two ceiling light points. Two central heating radiators. Fireplace and door to:-

HALLWAY Ceiling light point. Storage cupboard. Internal doors giving access to:



BEDROOM 1 2.9m x 2.13m (9' 6'' x 7' 0'') uPVC double glazed window to the side elevation. Ceiling light point. Central heating radiator.

Built in bedroom furniture to include. Triple wardrobe with three drawer chest. Overbed storage cupboard.

BEDROOM 2 2.9m x 2.34m (9' 6'' x 7' 8'') uPVC double glazed window to the side elevation. Ceiling light point. Central heating radiator. Fitted bedroom furniture to include two double wardrobes with three drawer chest to the side. Overbed storage cupboard.



BATHROOM comprising of a three piece suite to include panelled bath with shower attachment over. W.C and wash hand basin set into vanity unit. uPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Cupboard housing the properties hot water cylinder.

OUTSIDE Gardens to the front and side which are mainly laid to lawn. To the left hand side there is hard standing for a timber store.

SERVICES All mains services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

DIRECTIONS Proceed out of Loughborough in a southerly direction on the A6 and continue to the mini traffic island taking the second exit onto the dual carriageway. Proceed for some distance and at the first roundabout take the second exit sign posted for Mountsorrel and at the next traffic island junction turn left onto Loughborough Road. Proceed through the centre of Mountsorrel and at the mini traffic island take the second exit onto Rothley Road. The road turns round to the left and at the next traffic island turn into The Green where the entrance to the park can be located in between two terraced properties. Upon entering the site turn to the right and walk along the walk way. Number 12 will be identified to the rear of the site on the left hand side.



TENURE/POSSESSION We understand the property to be Leasehold and vacant possession will be given upon completion of the sale. There is a ground rent of £105 per calendar month. Water rates are split between

the residents. Residents must be 55 or older. No dogs are allowed on site and residents are responsible for their own plots.

LOCAL AUTHORITY Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING Strictly by prior appointment through ourselves.

PROPERTY MISDESCRIPTION: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and does not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.



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AND INFORMATION**

PLEASE TELEPHONE 01509 214564

