JUDGE
ESTATE AGENTS

8 GRAPES GARDEN CLOSE, MOUNTSORREL LE1 7JH

£250,000
FREEHOLD

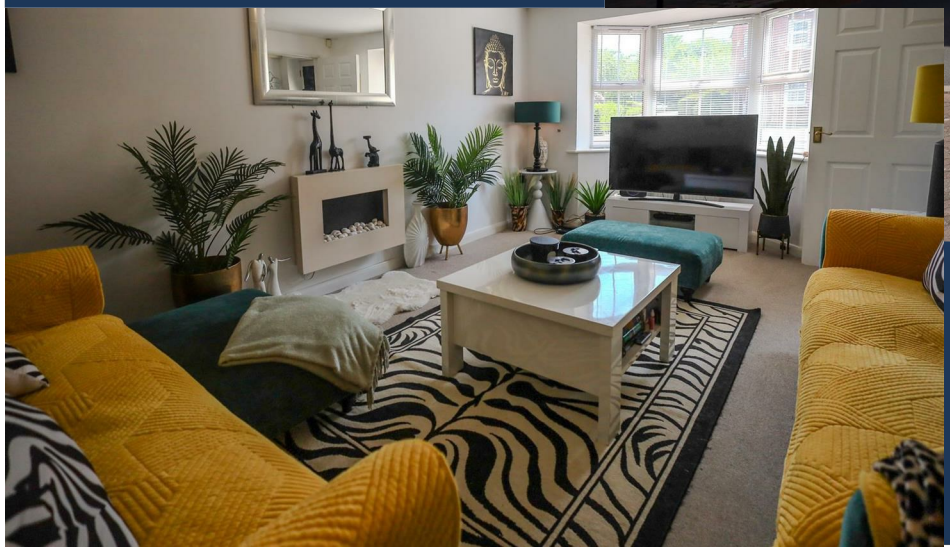
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JUDGE ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET THIS WELL PRESENTED THREE BEDROOM, THREE STOREY TOWN HOUSE, BUILT BY DAVID WILSON HOMES IN 2005, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION IDEAL FOR FIRST TIME BUYERS AND FAMILIES ALIKE. POSITIONED AT THE HEAD OF A CUL-DE-SAC IN THE HEART OF THE VILLAGE, THE PROPERTY IS CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES, REGULAR BUS ROUTES, NEARBY PARKS, PLAYING FIELDS AND PLEASANT COUNTRYSIDE WALKS.
THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALL, LOUNGE, KITCHEN/DINER WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN, DOWNSTAIRS WC, SPACIOUS FIRST FLOOR LANDING, TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS, FAMILY BATHROOM







Entrance Hall
Entrance Hall – Stairs leading to the first floor, radiator and access to:-

Living Room 15'10" x 10'11"
UPVC double glazed bay window to the front, two radiators, TV point, modern electric fire and access through to:-

Kitchen Diner 9'7" x 15'5"
A selection of a range of white wall and base units, matching work surfaces, inset composite sink with drainer and tiled splashbacks. Integrated Neff eye-level double oven and grill, four ring gas hob with stainless steel extractor hood, plus space for a washing machine, tumble dryer and fridge/freezer. Also benefiting from pull-out storage, additional storage, radiator, UPVC double glazed window and French doors opening onto the rear garden. Door leading to:-

Downstairs WC
Fitted with a low flush WC, wash hand basin set within a vanity unit, tiled flooring, radiator and storage space.

First Floor Landing
Stairs rise from the entrance hall to the first floor landing with two radiators, airing cupboard, UPVC double glazed window to the front and further stairs leading to the second floor. Doors off to:-

Bedroom Two 16'0" x 8'9"
UPVC double glazed window to the front elevation, radiator, TV point and fitted wardrobes.

Bedroom Three 9'6" x 8'9"
UPVC double glazed window to the rear and radiator.

Bathroom 5'6" x 6'4"
Bath with shower attachment, low flush WC and pedestal wash hand basin. Tiled splashbacks, radiator, shaver point and obscure UPVC double glazed rear window.

Master Bedroom 14'6" x 15'5"
Located on the second floor with UPVC double glazed window to the front, radiator, TV point, fitted wardrobes and access to:-

En-Suite
Comprising a double shower cubicle, low flush WC, wash hand basin, radiator, tiled splashbacks, Velux style rear window and shaver point.

Exterior
To the rear is a generous low maintenance garden, mainly laid to patio, with outside tap. Side gate access leads to two allocated off-road parking spaces.

Grapes Garden Close
Grapes Garden Close is well positioned for those requiring easy access to the village centre and being spoilt with small walking distance to the Cricket ground and playground, bus stop and Mountsorrel Leisure Centre.

Mountsorrel
Mountsorrel is home of the famous Buttercross Market and also one of the largest granite quarry in Europe. The village contains all the local amenities you could want, nearby supermarkets, GP surgeries, Schools and sporting facilities. There are also plenty of nearby restaurants. Mountsorrel is approx thirty minute drive to the centre of Leicester, where you can enjoy everything that the city of Leicester has to offer. Mountsorrel benefits from a primary school with a good OFSTED, Waitrose and a traditional working farm.. The near-by A6 affords fast access to Loughborough and Leicester and further excellent local facilities available at near-by Rothley.

Service Charge
We have been advised the following service charge/ground rent are payable for the maintenance of communal areas & greenery and to retain the quality of the area:
Fixed rent charge : £40 per annum
Variable rent charge : £254.27 (paid half yearly)
Parish Council rent charge : £525 per annum.
Please note: the above pricing is an approx figure only.

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.

Floorplan & Measurements
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.







LOCATION



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. 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.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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2. **Look at floorplan**
3. **Watch our virtual viewing video**
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LET'S TALK

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

ZOOPLA rightmove

TERMS & CONDITIONS

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.