



Watterson Close

Mountsorrel, Loughborough, Leicestershire,
LE12 7UB

Guide Price £400,000

Beautiful detached family home is situated in the popular residential village of Mountsorrel situated within close proximity to local amenities and transport links such as the A6. Located in a cul-de-sac on this modern development of just sixteen houses. A property to not be missed.



Property Features

- Cul-De-Sac Location
- Close Proximity To Local Amenities
- Constructed 2017
- Spacious Accommodation
- Open Plan Kitchen/Diner
- Excellent Public Transport links
- En-Suite To Master Bedroom
- MOTIVATED SELLER
- off Road Parking
- Garage

Full Description

Situated in the highly sought after residential village location of Mountsorrel. Mountsorrel is a village in Leicestershire on the River Soar, just south of Loughborough and is located close to transport links such as the A6 and in a cul-de-sac modern development of just sixteen houses.

Entrance Hallway

Door to front with stairs leading to the 1st floor landing.

Downstairs Cloakroom

W/C and wash hand basin.

Lounge

Double glazed window and wall mounted radiator.

Kitchen/Diner

Open plan Kitchen/Diner with a range of fitted wall and base units, Integrated double oven and 5 gas hob cooker with extractor fan over. Sink/Drainer unit, additional work surfaces, Splash back tiled walls and multiple ceiling spot lights. Door leading to Utility Area, Double glazed window and French doors leading out to the rear garden area.

Utility Area

Base unit, Sink/Drainer unit, work surface, Splash back tiled walls and ceiling light. plumbing for washing machine and dryer, Viessmann boiler system, Door leading to Driveway.

Landing

Stairs leading from the entrance hallway to 1st floor landing with airing cupboard and doors to all upstairs accommodation.

Bedroom 1

Double glazed window to front elevation, wall mounted radiator and door giving access to en-suite.

En-Suite

4 piece suite with bathtub, Shower cubicle, W/C, wash hand basin.

Bedroom 2

Double glazed window to rear elevation and wall mounted radiator.

Bedroom 3

Double glazed window to rear elevation and wall mounted radiator.

Bedroom 4/Walk In Wardrobe



Double glazed window to front elevation and wall mounted radiator, fitted wardrobes, currently being used as a walk in wardrobe but can be converted back into double sized bedroom at request.

Bathroom

Double glazed window to rear elevation, wash hand basin, W/C, partially tiled walls, bathtub with mixer taps and over head shower point.

Garage

Has electrics for lighting and plug sockets, Up and over garage door and side door leading into Rear Garden.

Externally

Driveway for up to 3 cars leading to a single detached garage. Good sized lawned front garden with metal fenced surroundings. To the rear there is a good sized lawned rear garden with a patio area, Wood fenced surroundings and a good degree of privacy.

A property to not be missed so please call Kings today for further information.

VIEWING NOTE

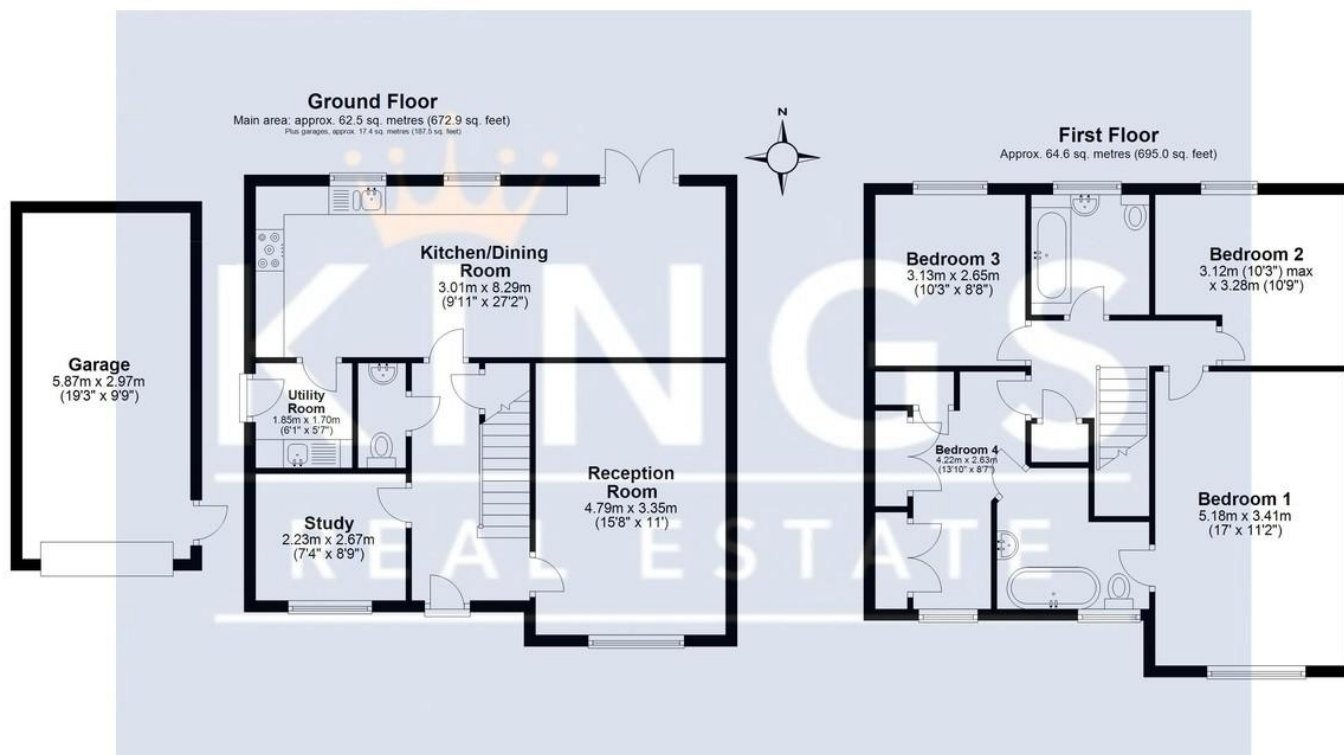
ALL VIEWERS MUST WEAR FACE MASKS AND GLOVES FOR ALL VIEWINGS AND LIMIT TO ONLY 2 PEOPLE MAXIMUM.

Failure to adhere to may result in you not being able to have access to the property.









Main area: Approx. 127.1 sq. metres (1368.0 sq. feet)
Plus garages, approx. 17.4 sq. metres (187.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Further information:

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.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band E

Viewings: By appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

