



Kingfisher Road, Mountsorrel, LE12



3



1



1

Guide Price - £260,000



Key Features

- Three Well Proportioned Bedrooms
- Modern Semi Detached Home
- Set Back Position With Driveway & Garage
- Conservatory Extension to Rear
- Available With No Upward Chain
- Established & Sought After Location
- EPC rating D
- Freehold





SOUGHT AFTER POSITION! - Offering three evenly spaces bedrooms ideal for growing families, this 'link semi-detached' home is found on the popular Kingfisher development in Mountsorrel and is available with no upward chain. Benefiting from gas central heating and double glazing throughout, the accommodation includes an entrance lobby, bay fronted reception room, kitchen diner, conservatory, first floor landing, three bedrooms and a bathroom, all set within a plot which is set back from the road with pleasant gardens to both front and rear, a driveway for two cars and integral single garage. An early viewing is highly recommended to avoid disappointment.

About the Area

Mountsorrel is a sought after village located approximately eight miles north of Leicester city centre, providing good access via the A6, A46 and M1 motorway networks. The village offers a wide range of amenities including shopping, Leisure centre, pubs, restaurants (one with a Michelin star) and a primary school, with further schooling at nearby Rothley and Quorn. The location is within beautiful and leafy Charnwood, with Bradgate Park virtually on the doorstep, popular for its historic interest and scenic beauty.

Ground Floor

Upon entry to the accommodation you step into the entrance porch with a door leading through to the reception room flooded with natural light via a walk in bay window to the front elevation. With carpet flooring, fireplace and staircase rising to the first floor. A door leads through to the kitchen fitted with a range of wall mounted and base units with complementary work surfaces over. Features include an inset sink and drainer, built in 'Zanussi' oven, 'Zanussi' four ring gas hob with hood above and space for appliances. A glazed door provides access to the wonderful conservatory extension offering further downstairs living space, with light, power, dual aspect glazing, ceiling and fan and French doors opening out onto the patio.

First Floor

Moving upstairs you will find three well proportioned bedrooms and a family bathroom fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and WC, with complementary tiled surrounds and a shaver point. The landing also provides access to a useful airing cupboard housing the Worcester boiler.

Outside

The property is set back from Kingfisher Road and is accessed via a shared driveway leading to a private driveway for two vehicles and integral garage measuring 5.56m x 2.64m and boasting light and power. Additional land exists beyond the front lawn of the property offering potential for a further parking space or other use. A pathway leads alongside a front lawn with a mature tree. To the rear is a mainly laid to lawn garden with timber fencing to the perimeter and a paved seating area adjacent to the conservatory, perfect for outdoor sitting and entertaining. There is also a door to the garage.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.



Bedroom One

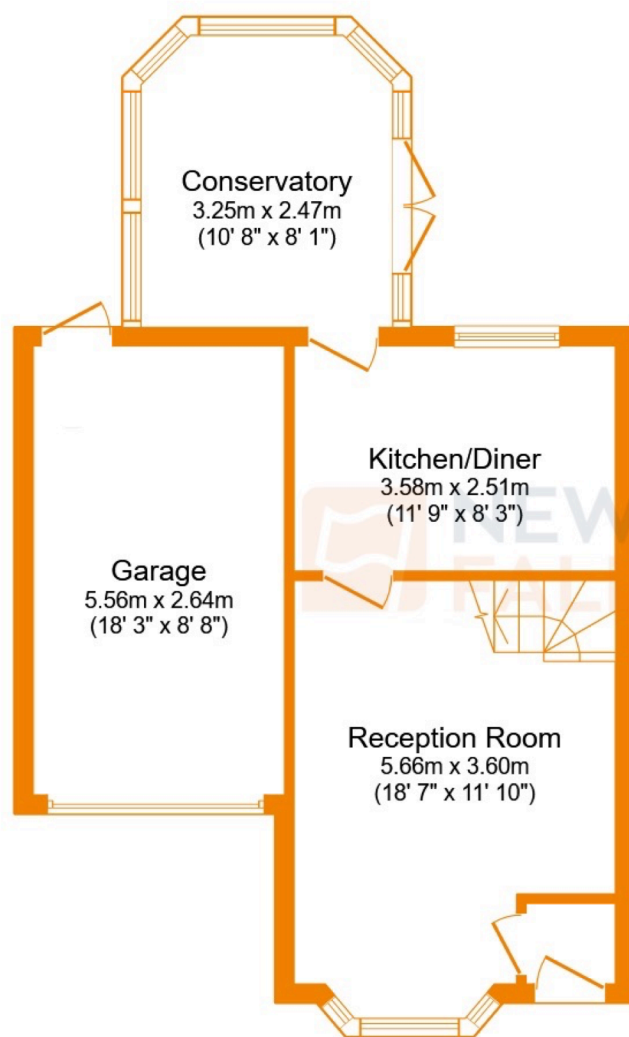


Bedroom Three

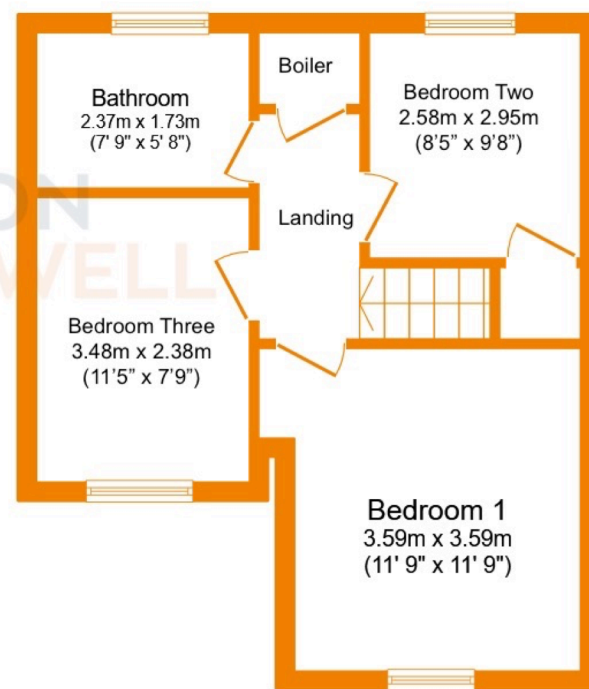


Bedroom Two





Ground Floor



First Floor

