



REZIDE
GROUP



£375,000
Little Lane, Mountsorrel,



This David Wilson built detached home has been highly upgraded throughout, with refitted contemporary kitchen and bathrooms. This property is offered to you in show home condition and is not to be missed! Ideal for a family and having plenty of space over two floors a generous garden and highly desirable location on an exclusive small scale modern development.



This property offers everything you could desire from a family home. From the welcoming entrance hallway to the contemporary Breakfast Kitchen. The entrance hallway allows access to the downstairs W.C, bay fronted lounge and Breakfast Kitchen and formal dining room. The lounge is bay fronted and has carpeted flooring and has a cosy feel but is large enough to facilitate the whole family. The lounge has a gas feature fireplace which is the focal point of this warm and cosy space and inset ceiling spotlights. The convenient downstairs toilet has laminate flooring and tiling to water sensitive areas. The Breakfast Kitchen is the perfect place for modern family living. The contemporary kitchen has plenty of fitted storage within high gloss units, laminate worksurfaces and breakfast bar, sink and draining unit, electric oven, five ring burner gas hob, with





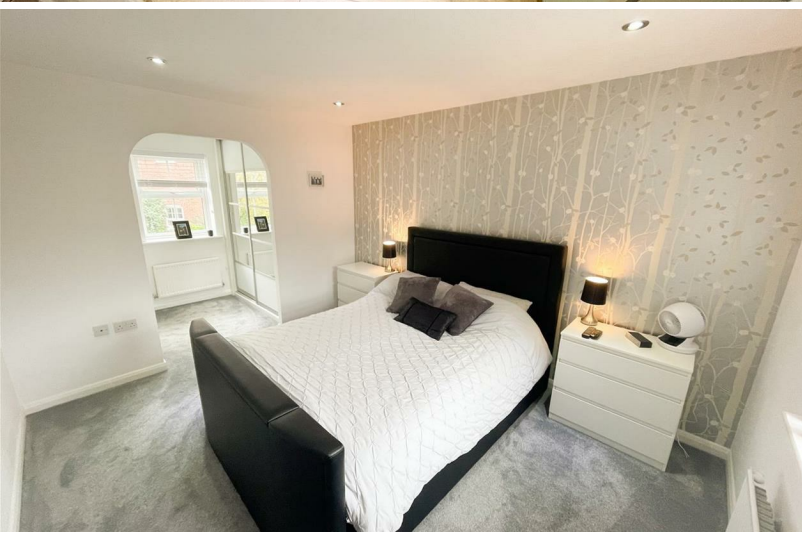


extractor over. The fridge/ Freezer is integrated within the modern kitchen units and there is a formal utility area with space and plumbing for washing machine, dryer and worktop space with door allowing external access.

The stairs rise to the first floor from the entrance hallway. This spacious galleried landing allows access to all upstairs accommodation and is a lovely feature of this desirable property. The master suite comprises of a generous double bedroom with dual aspect double-glazed window to front and rear aspect, formal dressing area with fitted wardrobes and Ensuite bathroom with low level flush W.C, wall mounted







vanity wash hand basin, and walk-in double shower with waterfall shower head attachment and tiling to floor and water sensitive areas, The Ensuite has been recently refitted in a contemporary style. There are three further bedrooms two of which are generous double rooms. The second bedroom has fitted storage wardrobe and is situated to the front of the property with double glazed window to front aspect. The third bedroom is a generous double with double glazed window to rear aspect and further fitted wardrobes. The fourth bedroom is also situated at the rear and is currently in use as an office by the current residents. The family

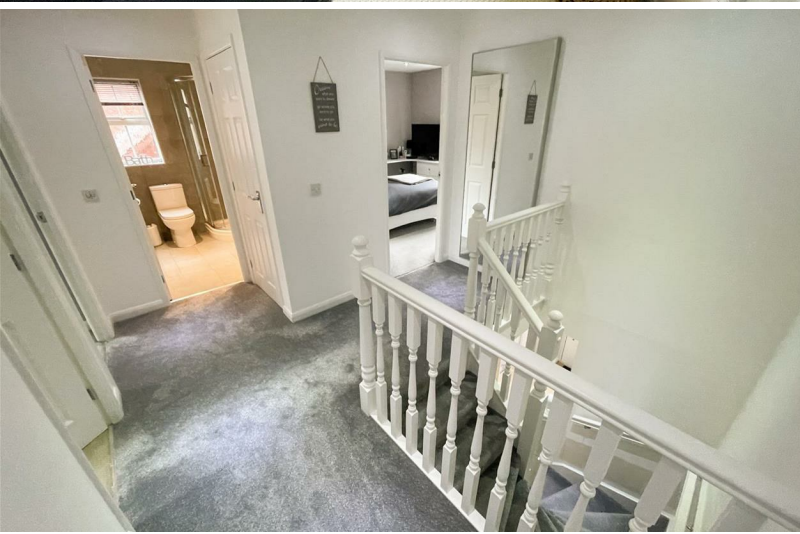




bathroom is fully equipped with tiling to floor and walls and having a low-level flush W.C, wall mounted vanity wash hand basin, corner shower unit and fitted panel bath as well as an opaque double glazed window to side elevation.



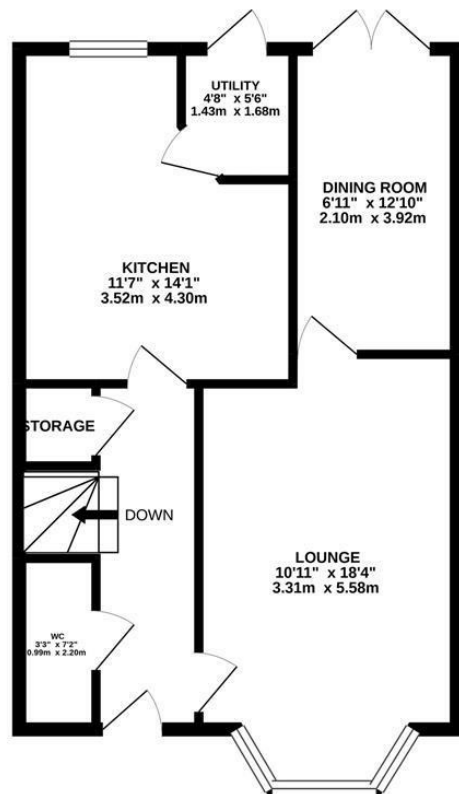
The property is situated on Little Lane a well-established small-scale estate built by the reputable local builder David Wilson. The property has off road parking for multiple vehicles at the front and at the side underneath the drive through car port. The detached single garage with light and power, There are timber gates to the front of the carport making this property completely enclosed The rear garden is designed for ease of maintenance, comprising of patio seating area ideal for entertaining in the fairer weather, mainly laid lawn a decked "sun trap" area and a timber constructed summerhouse with light and power measuring approximately 3.5M squared and an ideal prospect for a workshop, bar or entertainment room depending on your personal requirements.



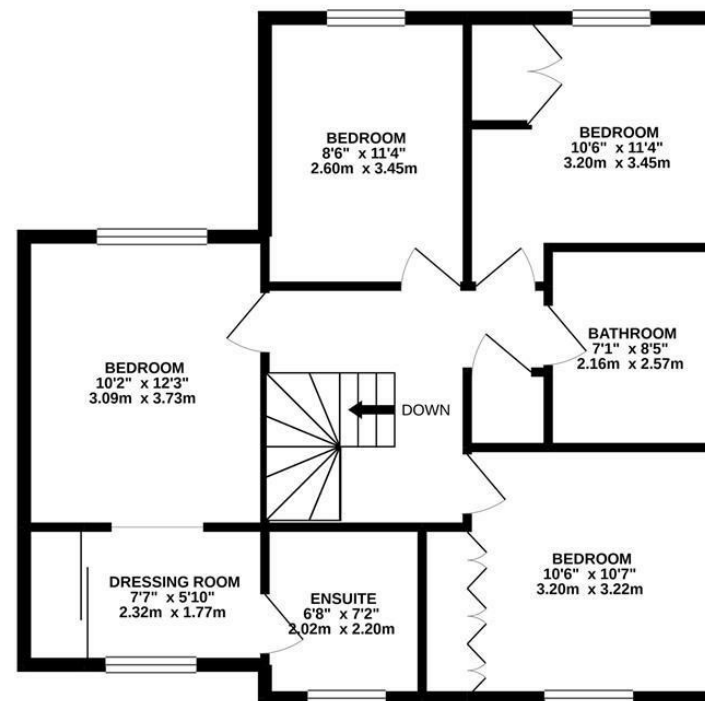




1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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