



BARONS WAY, LOUGHBOROUGH
OFFERS OVER £200,000





BARONS WAY

Discover this fantastic two-bedroom semi-detached property situated in the heart of Mountsorrel on Barons Way. This home features a spacious kitchen-diner, a separate lounge, two double bedrooms, a modern bathroom, a carport, and a landscaped rear garden. Recently redecorated and upgraded, this property is perfect as a first home or an investment opportunity due to the high rental demand in the area.



COUNCIL TAX BAND: B
EPC RATING: D



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Upon entering, you'll be greeted by an entrance hall adorned with mahogany-effect laminate flooring that spans the entire ground floor. Off the entrance hall, the generously sized lounge boasts a front-facing window and a convenient storage cupboard under the stairs.

The contemporary kitchen-diner features sleek cream units, dark worktops, and chrome handles. Recent upgrades include a new sink and a modern black tap. The kitchen is equipped with a new integral electric oven, a gas hob, a new extractor fan, and space for a washing machine. The dining area comfortably accommodates a table for four.

Upstairs, you'll find two double bedrooms, each with lush carpets and large windows that flood the rooms with natural light. The master bedroom also includes a fitted storage cupboard. The stylish bathroom is fitted with a three-piece suite, including a bath with a glass shower screen and overhead shower, a pedestal sink, and a toilet. It has been tastefully updated with white tiling, wood-effect vinyl flooring, and grey-painted walls.

Outside, the front garden features a lawn with stepping stones leading to the front door, along with parking for one car under the carport and additional parking on the driveway. The carport provides secure access to the rear garden, a key selling feature. The landscaped rear garden is a suntrap haven with artificial grass, a sleek patio area, and a shed.

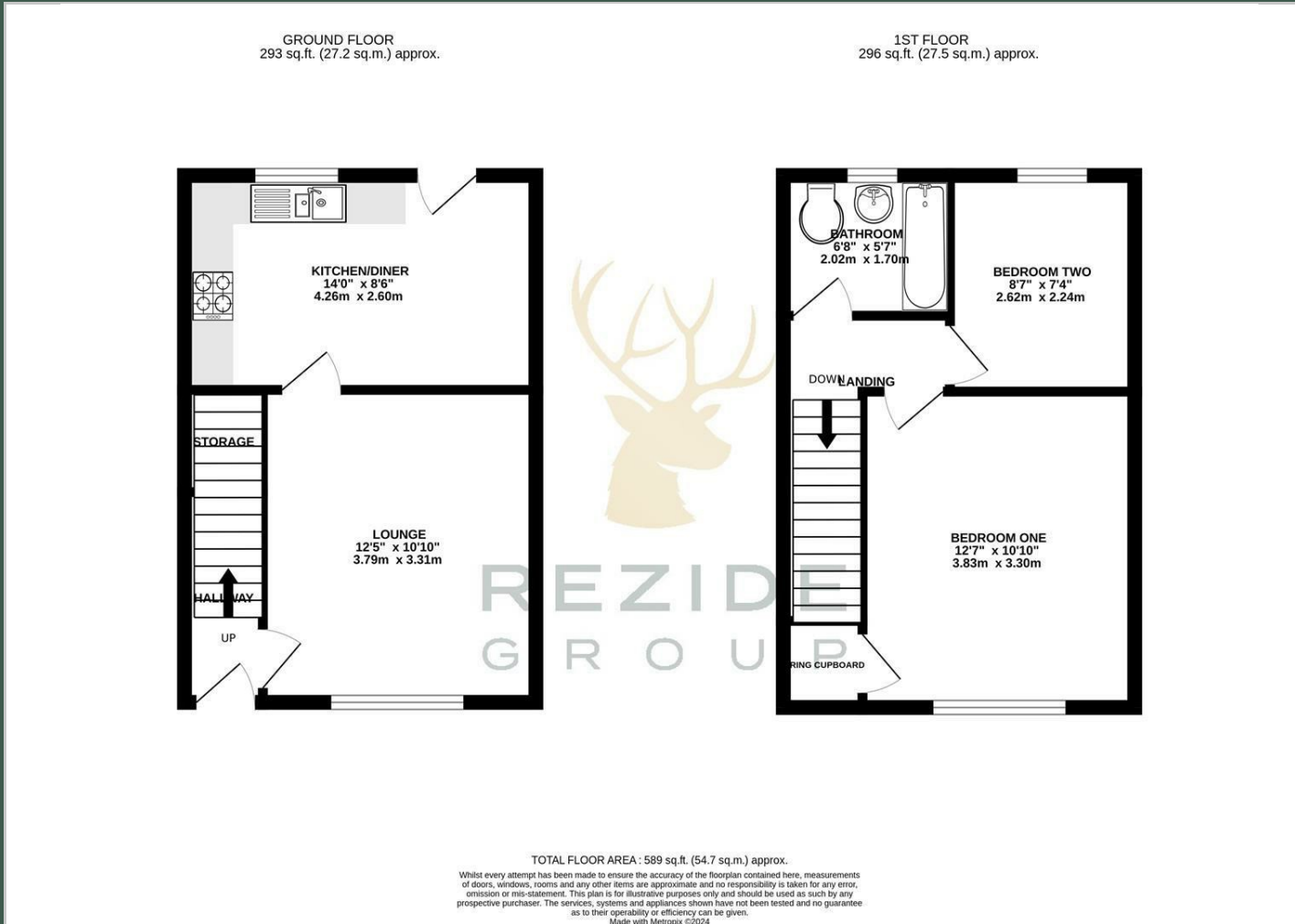
Located on Barons Way, this property is central to Mountsorrel, close to a variety of local amenities, including charming pubs, shops, and Leicestershire's only Michelin-starred restaurant. The idyllic River Soar is just a few minutes away, offering scenic walks.



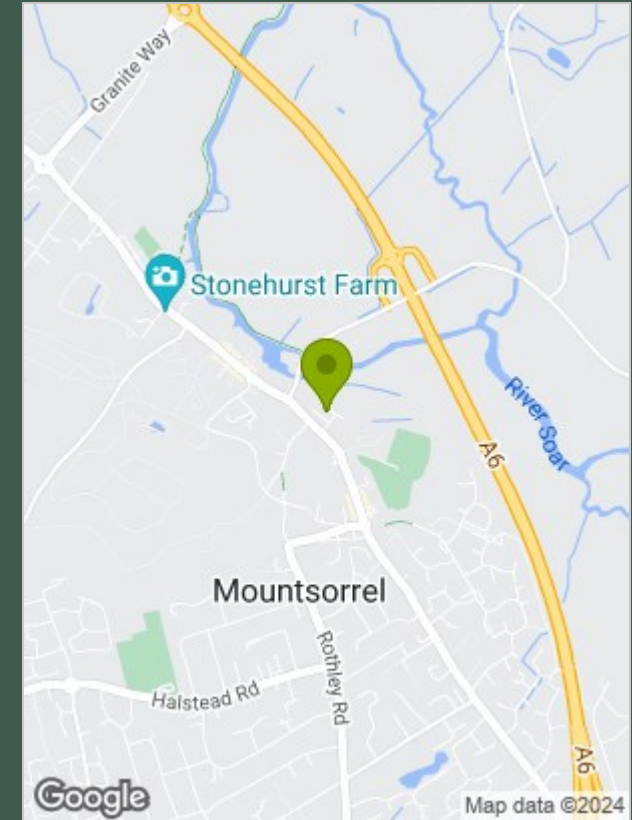
CONTACT US TODAY AT: 01509 274474 OR VIA team@rezide.group



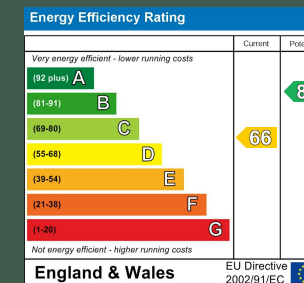
FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Rezide Group Office on 01509 274474 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

5 High Street, Barrow Upon Soar, LE12 8PY
Tel: 01509 274474 Email: team@rezide.group <https://www.rgestateagents.co.uk>

