



REZIDE  
GROUP



BOUNDARY ROAD

BOUNDARY ROAD, MOUNTSORREL,  
ASKING PRICE £325,000



REZIDE GROUP are delighted to present this beautifully maintained three-storey end terrace property, located in the highly sought-after village of Mountsorrel. This charming home offers a perfect blend of period features and modern convenience including two reception rooms, modern kitchen with utility space, downstairs WC, Luxury family bathroom, seperate shower room, four double bedrooms, a garage, off road parking and rear garden. Situated just off of the main road in Mountsorrel, the property is a short distance from lots of local amenities. There is also excellent access into Loughborough or Leicester via the bus stop, a 2 minute walk from the house.



The ground floor welcomes you with an entrance hall featuring an attractive staircase, Minton tiled flooring, and under-stairs storage. The spacious lounge boasts an engineered oak hardwood floor, a UPVC double-glazed bay window, a side window, and a characterful cast iron open fireplace with tiled insert and hearth. The separate dining room features laminate flooring and a UPVC double-glazed window to the side, leading to an inner lobby with additional access to the front.

The well-appointed kitchen is fitted with Shaker-style wall and base units, wood-effect work surfaces, and an inset ceramic one-and-a-third bowl sink and drainer. Integrated appliances include an electric double oven, grill, and four-ring gas hob.





White shaker-style wall cabinets with brass handles, positioned above the sink area.

A white-framed window with a view of a brick building, located above the sink.

A backsplash made of green rectangular subway tiles with white grout, running along the wall behind the countertop.

White shaker-style base cabinets with brass handles, including a central cabinet and two side drawers.

White shaker-style base cabinets with brass handles, including a row of drawers and a cabinet door.

A built-in oven with a stainless steel finish and a digital display showing '14:22'. It is integrated into the white cabinetry on the right side of the kitchen.

A wooden countertop on a white island, with a white radiator visible in the foreground.

Light-colored wood-look laminate flooring covering the kitchen floor.

Three recessed ceiling lights providing illumination for the kitchen.



The kitchen opens into a useful utility area with space for a dishwasher, washing machine, and a freestanding fridge/freezer.

On the first floor, the landing leads to the master bedroom, which benefits from UPVC double-glazed windows to the front and side, as well as fitted wardrobes and over-bed storage. The second bedroom also offers ample storage with fitted wardrobes and a dressing table. The family bathroom features a freestanding bath with a center tap and shower-head attachment, a

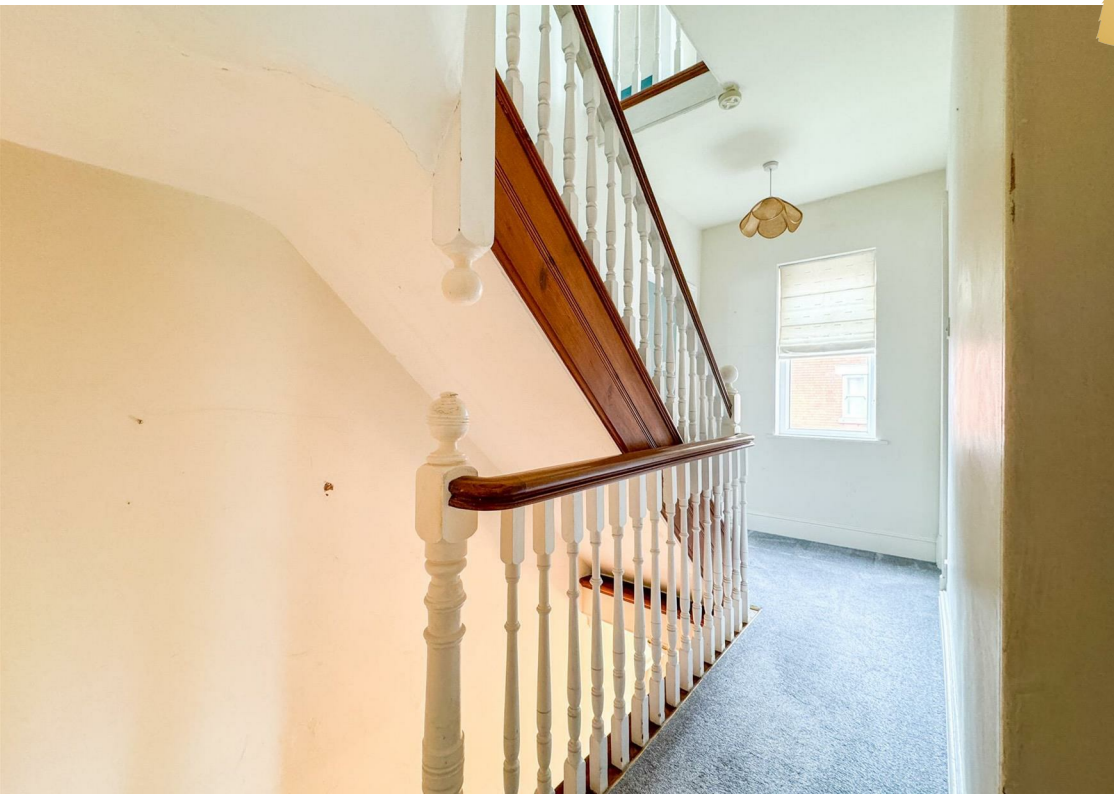






Victorian-style radiator, and elegant tiling. A separate shower room provides a large walk-in shower and additional vanity storage.

The second-floor landing, enhanced by a skylight and UPVC double-glazed window, provides access to two further bedrooms. Bedroom three overlooks the front, while bedroom four benefits from a side window, fitted wardrobes, and a built-in desk with drawers.

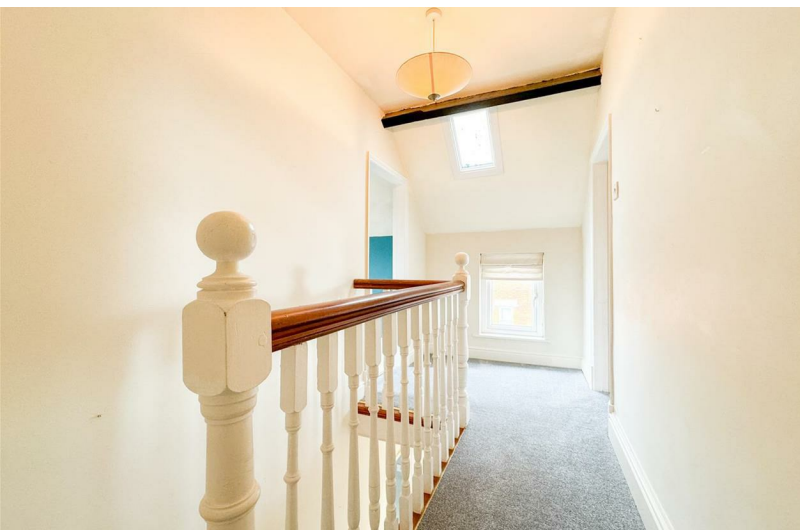






Externally, the property offers a low-maintenance front garden with shrubs and a rear garden featuring a lawn, patio, and shrub borders. The block-paved driveway leads to a brick-built garage, complete with barn doors, power, and lighting.

This property is a fantastic opportunity to acquire a spacious and versatile home in a prime location.



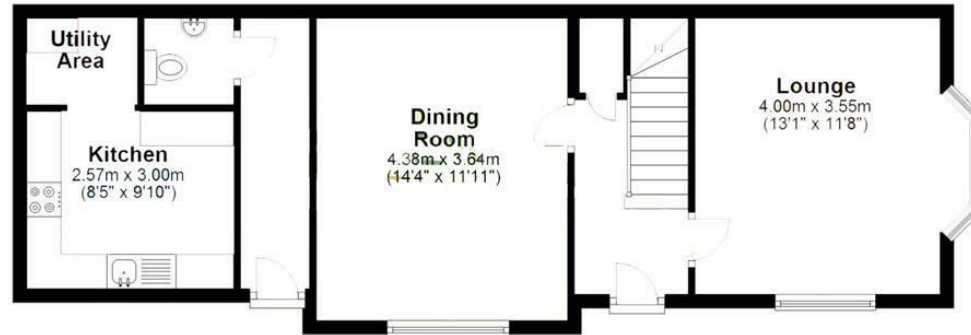






### Ground Floor

Approx. 54.3 sq. metres (584.1 sq. feet)



### First Floor

Approx. 49.4 sq. metres (531.9 sq. feet)



### Second Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 141.3 sq. metres (1520.9 sq. feet)

