



REZIDE
GROUP



SEATON ROAD, MOUNTSORREL
ASKING PRICE £330,000



REZIDE Estate Agents is thrilled to present this beautifully designed three-bedroom family home, located on the highly desirable Fieldfare Estate in Mountsorrel. Built in 2019, this modern property still benefits from approximately five years of NHBC warranty, ensuring quality and security for its next owners. Thoughtfully designed and impeccably maintained, this home features a spacious garden, a bespoke outdoor home office, and a single garage with direct access from the garden. The interior offers a bright and airy lounge filled with natural light, a modern kitchen with premium appliances, and a downstairs WC for added convenience. Upstairs, the generous master bedroom boasts an en-suite shower room, while two additional double bedrooms provide plenty of space for family or guests. With its stylish contemporary finish, high-quality fixtures and fittings, this home perfectly combines comfort and practicality for modern family living. The property also benefits from a private driveway, offering off-street parking for multiple vehicles.



Upon entering, you are welcomed into a bright and airy hallway, beautifully finished with plush carpets and stylish decor. To your right is a convenient storage cupboard, while to the left, the generous-sized lounge awaits. Bathed in natural light from the large front-facing window and French doors opening to the garden, this inviting space is ideal for relaxing and entertaining.

The lounge seamlessly flows into the modern kitchen, which can also be accessed from the hallway. Featuring sleek vinyl flooring, contemporary white cabinets with silver handles, and elegant work surfaces, the kitchen is equipped with a gas hob, extractor fan, dishwasher, and space for a washing machine. A window overlooking the garden and ambient LED







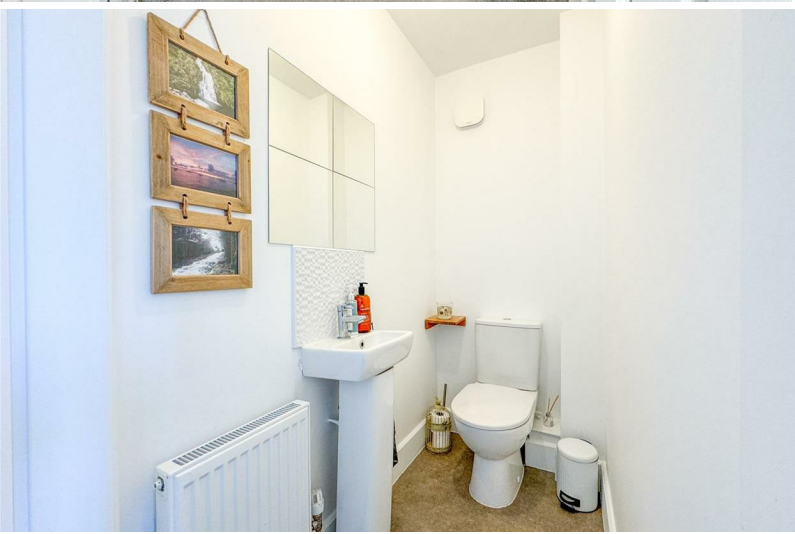
lighting complete this practical yet stylish space.

On the ground floor, you'll also find a guest WC, finished with vinyl flooring, a pedestal basin, and toilet.

Upstairs, the master bedroom offers tranquil views over the rear garden, with luxurious carpets, tasteful decor, and an en-suite shower room. The en-suite is fitted with chic white textured tiles, a glass-enclosed shower, pedestal basin,







chrome heated towel rail, and WC. Bedrooms two and three are also spacious doubles, each offering the same high-quality finish, with ample room for double beds and additional furniture.

Outside, the property boasts a wonderfully private, large garden—a rare find in this estate. The current owners have added a bespoke outdoor home office, perfect for those working from home or looking for a quiet space to focus. The lawn is surrounded by flower beds and mature trees, enhancing the garden's

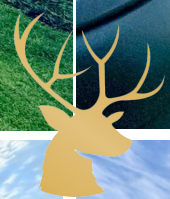




secluded feel. A door provides access to the single garage, while a side gate leads to the front driveway.

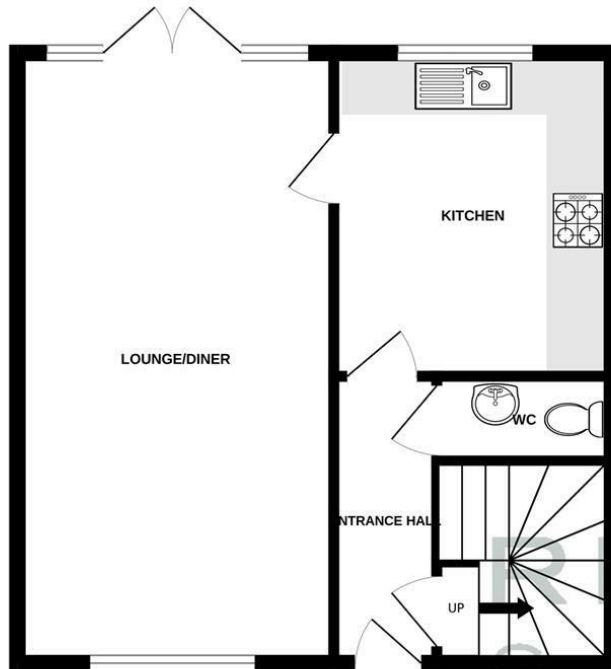
Situated in the delightful village of Mountsorrel, this home benefits from an array of local amenities, including charming pubs and restaurants, such as Leicestershire's only Michelin-starred restaurant. Scenic walks around the village and along the River Soar offer beautiful views, making Mountsorrel a perfect blend of rural charm and modern convenience.



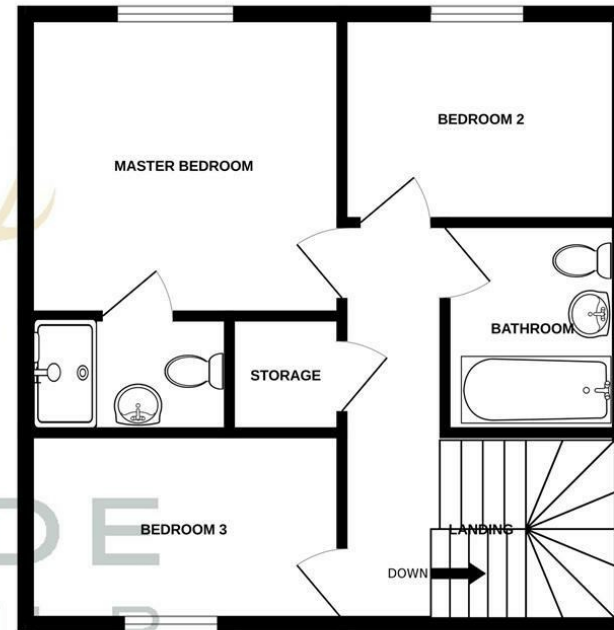




GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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