



REZIDE  
GROUP



ROTHLEY ROAD, MOUNTSORREL,  
ASKING PRICE £280,000





Rezide are proud to present this excellent three-bedroom extended semi-detached home. Featuring open-plan living on the ground floor, a modern kitchen, two reception rooms, a downstairs WC, a large utility room, a private garden, and off-road parking, this property offers the perfect combination of space and style. Located in the heart of the village on Roughy Road, this home is not only close to a vibrant local community but also within walking distance of the local school and on a direct bus route to Loughborough and Leicester.





As you approach the property, you will find steps leading to the front garden and the entrance, set back from the main road for added privacy. Through the arched front door, a small porch area provides space for coats and shoes before leading into the entrance hall, which features a beautiful original staircase and stylish laminate flooring.

Immediately to your left is the lounge, a bright and inviting space with a large bay window and an additional side window, flooding the room with natural light. The vendor has tastefully decorated the entire property in neutral white tones, creating a blank canvas for new owners. A gas fireplace with a wooden surround serves as a charming focal point.

Moving along, you will find the dining room, which features grey laminate flooring, a fireplace, and a front-facing window. An open archway leads seamlessly into the modern kitchen, thoughtfully designed by the current owners. This stylish kitchen includes contemporary grey units with silver handles, high-quality work surfaces, an integrated oven, a wine fridge, a dishwasher, an electric hob with an overhead extractor fan, and a grey tiled splashback. Additional highlights include LED lighting, French doors opening onto the garden, space for a small dining table, a storage cupboard, and access to the downstairs WC, which has been tastefully renovated with timber cladding for a rustic











feel.

Through the kitchen, you'll enter the spacious utility room, which provides ample storage, a secondary sink, space for a washing machine and tumble dryer, extra work surfaces, and a useful under-stairs cupboard—a fantastic addition for any family home.

Moving back through the entrance hall, we head upstairs to find three bedrooms. The master bedroom features a large bay window overlooking the front of the property making this a bright and airy room with lovely views. Bedroom number two, another double room features dual aspect windows facing the side and rear of the property. The smallest of the three bedrooms is a versatile single room, ideal as a dressing room, office, or guest space, with stunning views over Seagrave and the Leicester City training ground. Finally, on the first floor, you'll find the family bathroom, featuring tiled walls, a walk-in glass shower cubicle with an overhead rainfall shower, a vanity basin with storage, a toilet, and a corner bath. With two windows, this space feels bright and fresh.











Outside, the property boasts a private rear garden, which has been beautifully landscaped, providing the perfect spot to relax and unwind in the summer months. A gate leads out to the driveway, which offers off-road parking for two cars.

The village of Mountsorrel has transformed into a bustling and exciting place to live, home to a range of fantastic businesses including Public & Plants, Rustic Kitchen Deli, Leicestershire's only Michelin-star restaurant John's House, The Wilfred Pinsent Wine Bar, and a variety of other pubs, shops, and restaurants. Residents can also enjoy stunning countryside walks around Mountsorrel Woods and along the idyllic River Soar.

If you would like to find out more about this property or book a viewing, please contact REZIDE Estate Agents on 01509 274474.













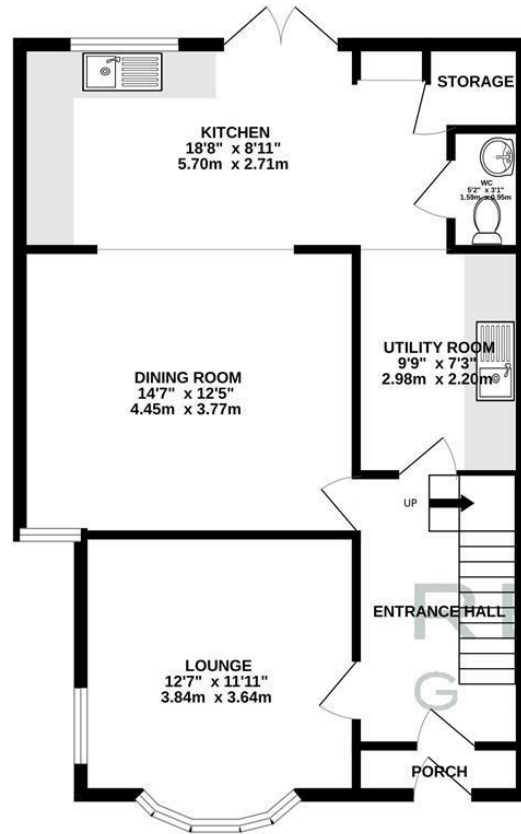
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PLOT OUTLINE FOR GUIDANCE ONLY



GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 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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