



REZIDE  
GROUP

BOUNDARY ROAD, MOUNTSORREL  
OFFERS OVER £190,000



Rezide Estate Agents is delighted to present this beautifully extended three-bedroom townhouse on Boundary Road in the sought-after village of Mountsorrel. This charming home boasts a stylish kitchen-diner, a spacious lounge, three well-appointed bedrooms, and a modern bathroom. The property also benefits from a landscaped rear garden, useful outbuildings, and an incredible summer house currently set up as an outdoor bar. With its move-in-ready condition, this home is ideal for small families, first-time buyers, or investors alike. For more information or to book a viewing, please contact Rezide Estate Agents at (01509) 274474.



As you approach this fantastic home, you'll immediately notice the generous driveway at the front, offering parking for at least two vehicles. Stepping inside, the entrance hall provides a convenient space to store coats and shoes before leading into the spacious lounge. This inviting room features high-quality wood-effect laminate flooring, a under stairs storage cupboard, tastefully decorated walls, and ample space for furniture, all complemented by a large front-facing window that fills the room with natural light.

At the heart of the home is the stunning kitchen-diner, one of the standout features of this property. The kitchen is finished with elegant white units accented by silver handles, stylish wood-effect work surfaces, and tiled flooring. Integrated

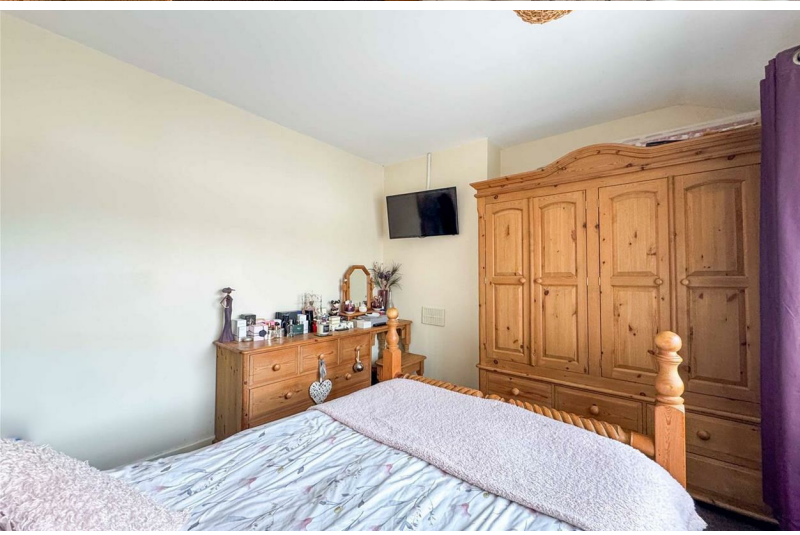




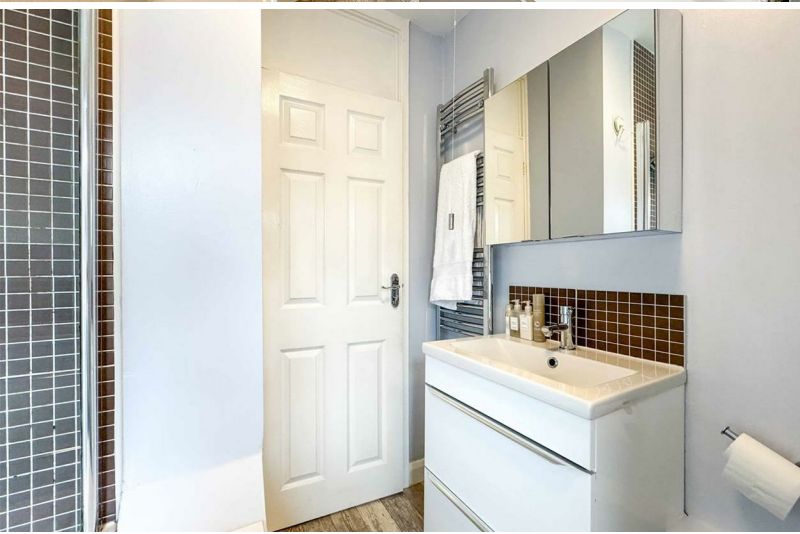


appliances include an oven, electric hob, and overhead extractor fan, with a sink positioned beneath a window overlooking the garden. There's also space for a washing machine and ample storage in the pantry cupboard near the back door. The thoughtfully extended layout creates a dedicated dining area, making this space both practical and visually appealing.

Ascending to the first floor, you'll find three well-proportioned bedrooms. The master bedroom faces the front of the property and comfortably







accommodates a king-size bed along with a large wardrobe and additional furniture. The second bedroom is another beautifully decorated space, featuring grey walls, room for a double bed, and extra storage. The third bedroom is the perfect single bedroom but could also serve as a dressing room or home office.

The modern family bathroom has been stylishly upgraded, featuring a contemporary three-piece suite that includes a bathtub with an overhead shower and glass screen, a sleek vanity unit with a washbasin, and a toilet. Additional highlights include a heated towel rail and wood-effect flooring.

Stepping outside from the kitchen, you'll find yourself beneath a sheltered canopy, ideal for alfresco dining during the warmer months. This area also provides access to a convenient outdoor toilet and a





storage cupboard. The landscaped rear garden offers a well-maintained lawn leading to a generous decking area—perfect for relaxing or entertaining.

At the far end of the garden, the impressive summer house has been converted into a stylish outdoor bar and relaxation area, fully equipped with power and lighting. A separate storage shed provides additional space for garden tools and equipment.

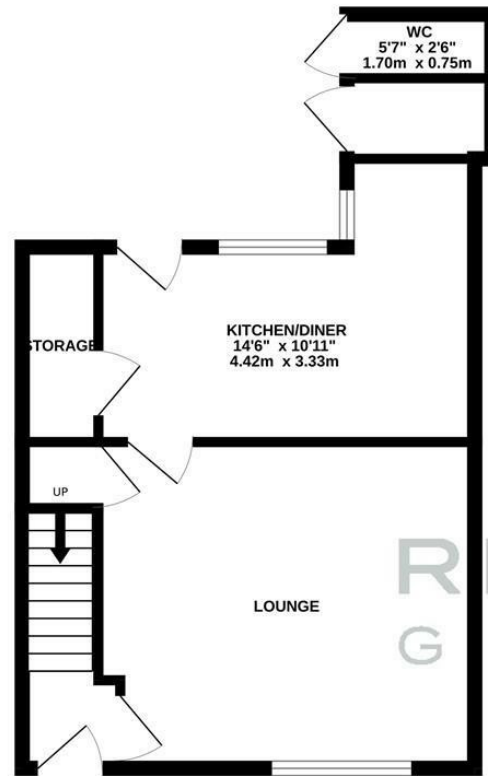
Situated in the highly desirable village of Mountsorrel, this home is conveniently close to excellent local amenities, including good schools, shops, a doctor's surgery, and a pharmacy. The area is also known for its fantastic pubs and restaurants. Nature lovers will appreciate the picturesque countryside walks, with scenic trails around the quarry and idyllic riverside paths along the River Soar.

This is a truly exceptional home in a fantastic location—don't miss out on the opportunity to make it yours! For more details or to arrange a viewing, contact Rezone Estate Agents on (01509) 274474.

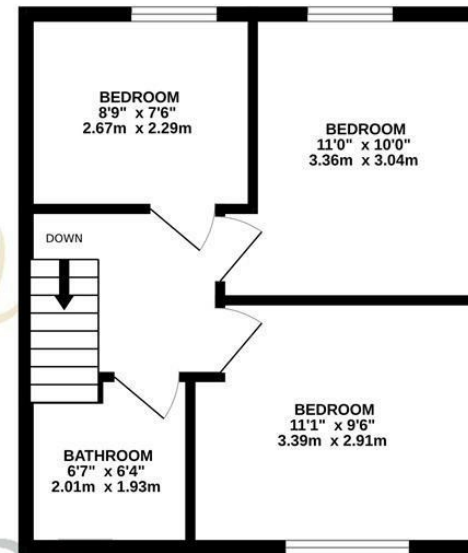




GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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