

William.



12 Willow Grove
Mountsorrel, Loughborough, LE12 7ST

Guide price £415,000



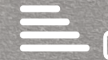
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12 Willow Grove

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William. is proud to offer this immaculately presented, four bedroom, two bathroom detached family home to market - With the added bonus of No Upward Chain.

Set on Willow Grove, a peaceful residential cul-de-sac in the ever popular Charnwood village of Mountsorrel, this fantastic property boasts versatile accommodation throughout and offers scope for extension (STP). Immaculately presented throughout, in brief accommodation comprises: Inviting entrance hall, guest WC, spacious formal living room, dining room, garden room, breakfast kitchen and utility room to the ground floor. Whilst to the first floor are four well proportioned bedrooms (master with en-suite shower room) and a separate family bathroom.

Externally, there are front and rear gardens with open views to the rear elevation. The low maintenance, fully enclosed rear garden is the ideal space for outdoor entertaining with patio area and lawn, bordered by a selection of mature plants and trees. To the front of the property is the private tarmac driveway, which in turn gives access to the single garage with up and over door, power and lighting.

Mountsorrel and the neighbouring village of Quorn offer a wide selection of local amenities including: Cafés, pubs and restaurants as well as doctor's surgery, butchers, dentist, post office, farm park, leisure centre, Waitrose supermarket and there are multiple primary and secondary schooling options nearby.

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, M69, A6 and A46 all within close proximity. There are regular local bus services and train links to Leicester and Nottingham can be found in the neighbouring villages of Barrow upon Soar and Sileby, with direct trains to London St. Pancras international from Loughborough train station.

Viewing is highly recommended to appreciate the finish and accommodation which this property offers and are Strictly by Appointment Only to be booked via William. Property





GROUND FLOOR

Entrance Hall
12'1" x 4'0" (3.7 x 1.22)

Guest WC
7'6" x 2'9" (2.3 x 0.85)

Living Room
15'5" x 12'1" (4.7 x 3.7)

Dining Room
9'8" x 9'3" (2.96 x 2.82)

Garden Room
10'9" x 9'3" (3.3 x 2.82)

Kitchen
12'5" x 11'5" (3.81 x 3.48)

Utility Room

FIRST FLOOR

First Floor Landing

Bedroom 1
13'9" x 12'1" (4.2 x 3.7)

En-Suite
5'10" x 4'11" (1.8 x 1.5)

Bedroom 2
12'4" x 11'11" (3.77 x 3.65)

Bedroom 3
8'11" x 8'11" (2.72 x 2.72)

Bedroom 4
8'11" x 7'8" (2.72 x 2.36)

Family Bathroom
6'6" x 6'3" (2.0 x 1.93)

OUTSIDE

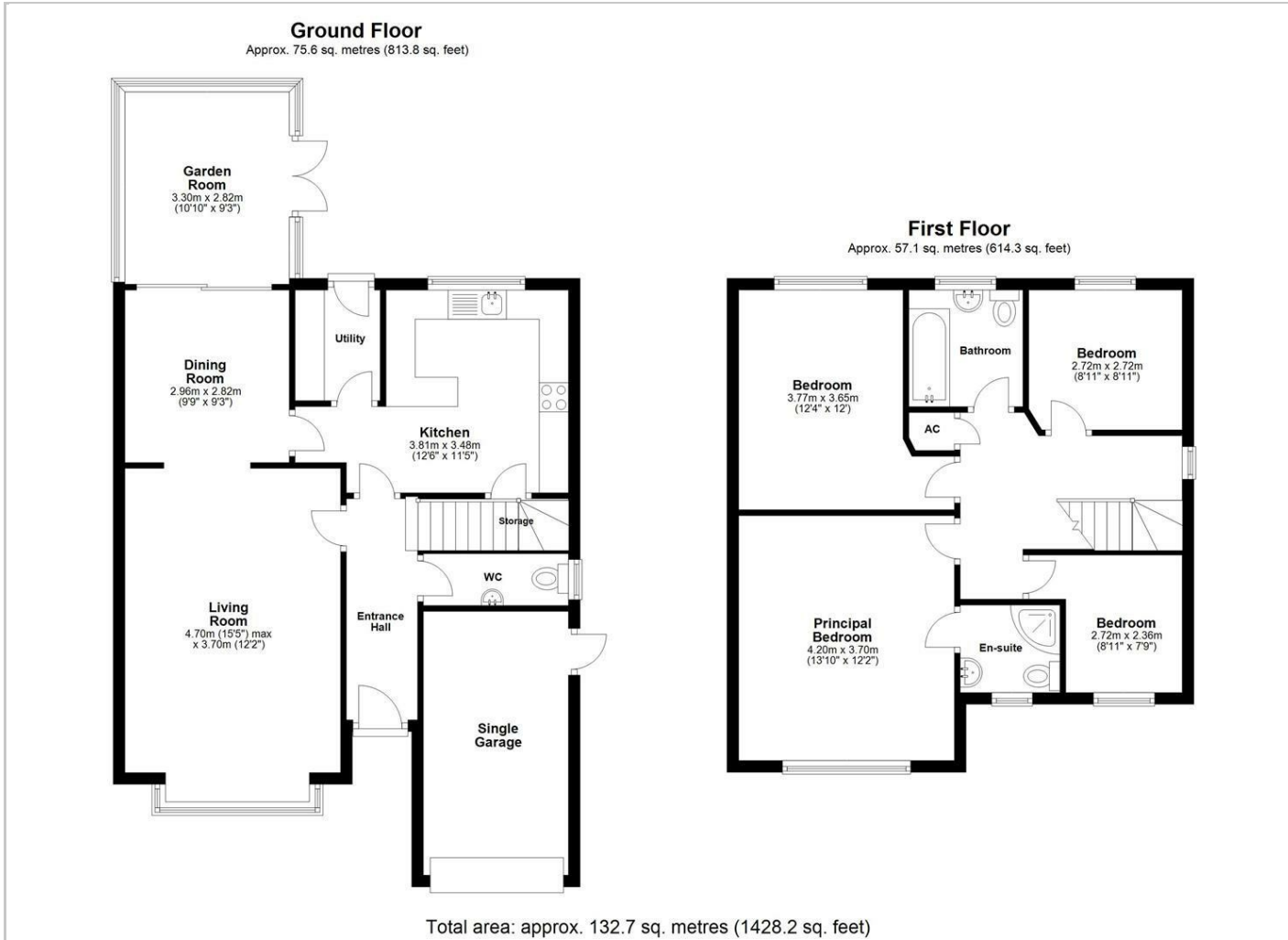
Front & Rear Gardens

Driveway & Garage

Disclaimer



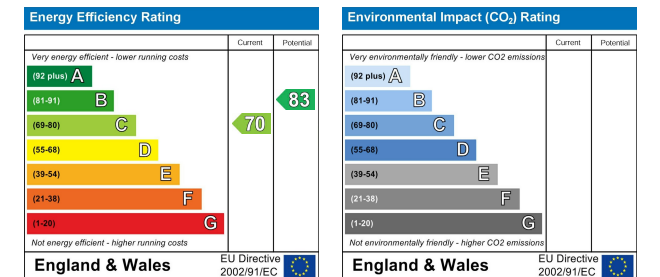
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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