

# William.



52 Linden Grove  
Mountsorrel, Loughborough, LE12 7JW

Guide price £350,000





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William. is proud to offer this immaculately presented three bedroom, two bathroom detached family home to market. Benefiting from a private driveway, detached double garage and with scope for extension to the rear and side elevations (STP) this is a property that must be viewed to appreciate the location and accommodation on offer!

Located on Linden Grove, a peaceful residential cul-de-sac in the ever-popular Charnwood village of Mountsorrel and is within the catchment area of Christ Church & Saint Peter's Cofe Primary School.

Having been tastefully upgraded and well maintained over recent years by the existing owners, this fantastic property boasts versatile accommodation throughout comprising: Entrance hall, formal living /dining room and breakfast kitchen to the ground floor. Whilst to the first floor are three well-proportioned bedrooms and two bathrooms (Master with private En-Suite). Externally, the property benefits from a low maintenance front garden and fully enclosed, private rear garden which is the ideal space for outdoor entertaining! The property has a private driveway with parking for multiple vehicles and a detached double garage.

Mountsorrel and the neighbouring villages of Quorn and Rothley offer a wide selection of local amenities including: Cafés, pubs and restaurants as well as doctor's surgery, butchers, dentist, post office, farm park, library, leisure centre, Waitrose supermarket, the Michelin starred Johns House Restaurant and multiple schooling options.

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 and A46 all within close proximity, as well as regular local bus services. Train links to Leicester and Nottingham can be found in the neighbouring villages of Barrow upon Soar and Sileby. Bradgate Park is just a short drive away whilst the River Soar and wider links to Charnwood's array of natural beauty are on the doorstep.

Viewing of this property is Strictly by Appointment Only.







## GROUND FLOOR

**Entrance Hall**  
8'8" x 4'11" (2.65 x 1.5)

**Breakfast Kitchen**  
19'0" x 8'8" (5.8 x 2.65)

**Lounge / Dining Room**  
20'6" x 15'10" (max) (6.25 x 4.85 (max))



## FIRST FLOOR

**First Floor Landing**

**Bedroom 1**  
15'10" x 11'11" (4.85 x 3.65)

**En-Suite**  
9'10" x 4'11" (3.0 x 1.5)

**Bedroom 2**  
9'10" x 7'11" (3.0 x 2.42)

**Bedroom 3**  
9'0" x 8'10" (2.75 x 2.70)

**Family Bathroom**  
8'0" x 6'2" (2.45 x 1.9)



## OUTSIDE

**Front & Rear Gardens**

**Garage & Parking**

**Disclaimer**

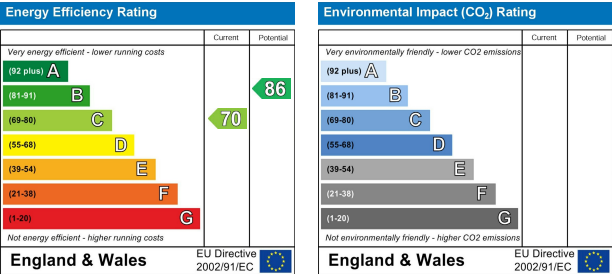
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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