

# William.



20 Long Furlong

Mountsorrel, Loughborough, LE12 7BW

Guide price £410,000



4



1



3



## 20 Long Furlong

Mountsorrel, Loughborough, LE12 7BW

William. is pleased to offer this spacious, four bedroom detached property to market. With fantastic scope for extension (STP) this is a property which must be viewed to appreciate the accommodation and potential on offer!

Set on Long Furlong, a peaceful residential street in the ever popular village of Mountsorrel, this fantastic property boasts versatile accommodation throughout, in brief comprising: Entrance hall, downstairs WC, breakfast kitchen, formal dining room, living room and conservatory to the ground floor. Whilst to the first floor are four well-proportioned bedrooms and family bathroom.

Externally, the property boasts a low maintenance front garden and a tastefully landscaped, fully enclosed rear garden with large section of lawn and a raised decking area, bordered by mature trees and planting. The property benefits further from a private tarmac driveway, providing parking for two vehicles as well as a large, brick built 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 cannot be recommended highly enough to appreciate the location, potential and size of the accommodation on offer. Viewings are strictly by appointment only and are to be booked directly via William. Property

ACCOMMODATION:

### GROUND FLOOR





**Entrance Hall**  
12'11" x 10'9" max (3.95 x 3.3 max)

**Downstairs WC**  
6'0" x 3'7" (1.85 x 1.1)

**Breakfast Kitchen**  
13'7" x 10'4" max (4.15 x 3.15 max)

**Dining Room**  
10'4" x 8'8" (3.15 x 2.65)

**Living Room**  
16'10" x 10'2" (5.15 x 3.1)

**Conservatory**  
12'11" x 8'2" (3.95 x 2.5)

## FIRST FLOOR

**First Floor Landing**  
12'7" x 6'6" (3.85 x 2.0)

**Bedroom 1**  
11'5" x 9'10" (3.5 x 3.0)

**Bedroom 2**  
10'5" x 9'10" (3.2 x 3.0)

**Bedroom 3**  
9'10" x 6'10" (3.0 x 2.1)

**Bedroom 4**  
7'6" x 6'6" (2.3 x 2.0)

**Bathroom**  
8'2" x 6'4" (2.5 x 1.95)

## OUTSIDE

**Front & Rear Gardens**

**Driveway & Double Garage**

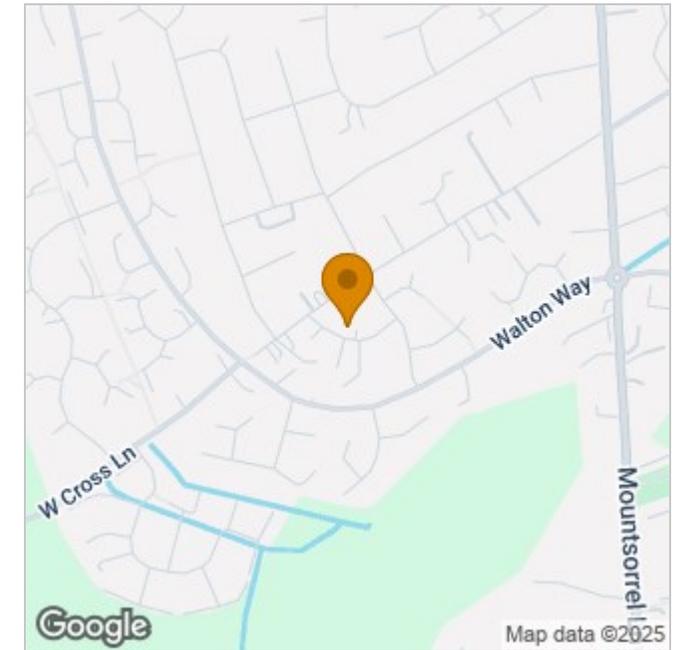
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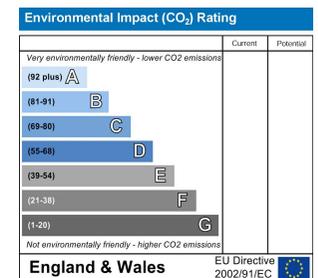
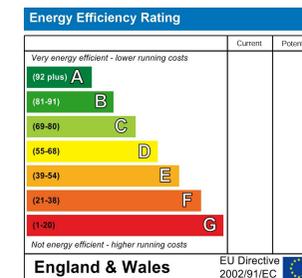
## Floor Plan



## 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.

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4 Rupert Law Close, Quorn, Loughborough, LE12 8PE  
 Tel: 01509 426 106 Email: [hello@william-property.com](mailto:hello@william-property.com) <https://www.william-property.com>