

William.



27 Rosslyn Avenue
Mountsorrel, Loughborough, LE12 7UQ

Guide price £425,000



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William. is proud to offer this spacious, well presented four bedroom, two bathroom detached family home to market. With scope for extension (STP) this is a property which must be viewed to appreciate the accommodation and potential on offer!

Set on Rosslyn Avenue, a peaceful cul-de-sac in the popular village of Mountsorrel, it boasts open views to the front elevation. Accommodation in brief comprises: Entrance hall, downstairs WC, impressive living/dining kitchen, formal living room and utility room to the ground floor. Whilst to the first floor are four well-proportioned bedrooms (master with ensuite) and family bathroom.

Externally, the property boasts a low maintenance front garden and a tastefully landscaped, fully enclosed rear garden with a raised decking area and section of lawn bordered by mature trees and planting. The property benefits further from a private tarmac driveway, providing parking for two vehicles as well as access into the integral single 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 peaceful location and accommodation on offer. Viewings are strictly by appointment only and are to be booked directly via William. Property

ACCOMMODATION:

GROUND FLOOR





Entrance Hall
6'6" x 6'6" (2.0 x 2.0)

Downstairs WC
6'2" x 2'11" (1.9 x 0.9)

Formal Lounge
16'9" x 15'10" max (5.12 x 4.85 max)

Living / Dining Kitchen
25'1" x 11'9" max (7.66 x 3.6 max)

Utility Room
8'10" x 7'2" (2.7 x 2.2)

FIRST FLOOR

First Floor Landing

Bedroom 1
16'0" x 12'1" (4.9 x 3.7)

En-Suite
9'6" x 4'1" (2.9 x 1.25)

Bedroom 2
15'5" x 8'10" max (4.7 x 2.7 max)

Bedroom 3
9'10" x 9'6" (3.0 x 2.9)

Bedroom 4
10'9" x 8'8" max (3.3 x 2.65 max)

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

OUTSIDE

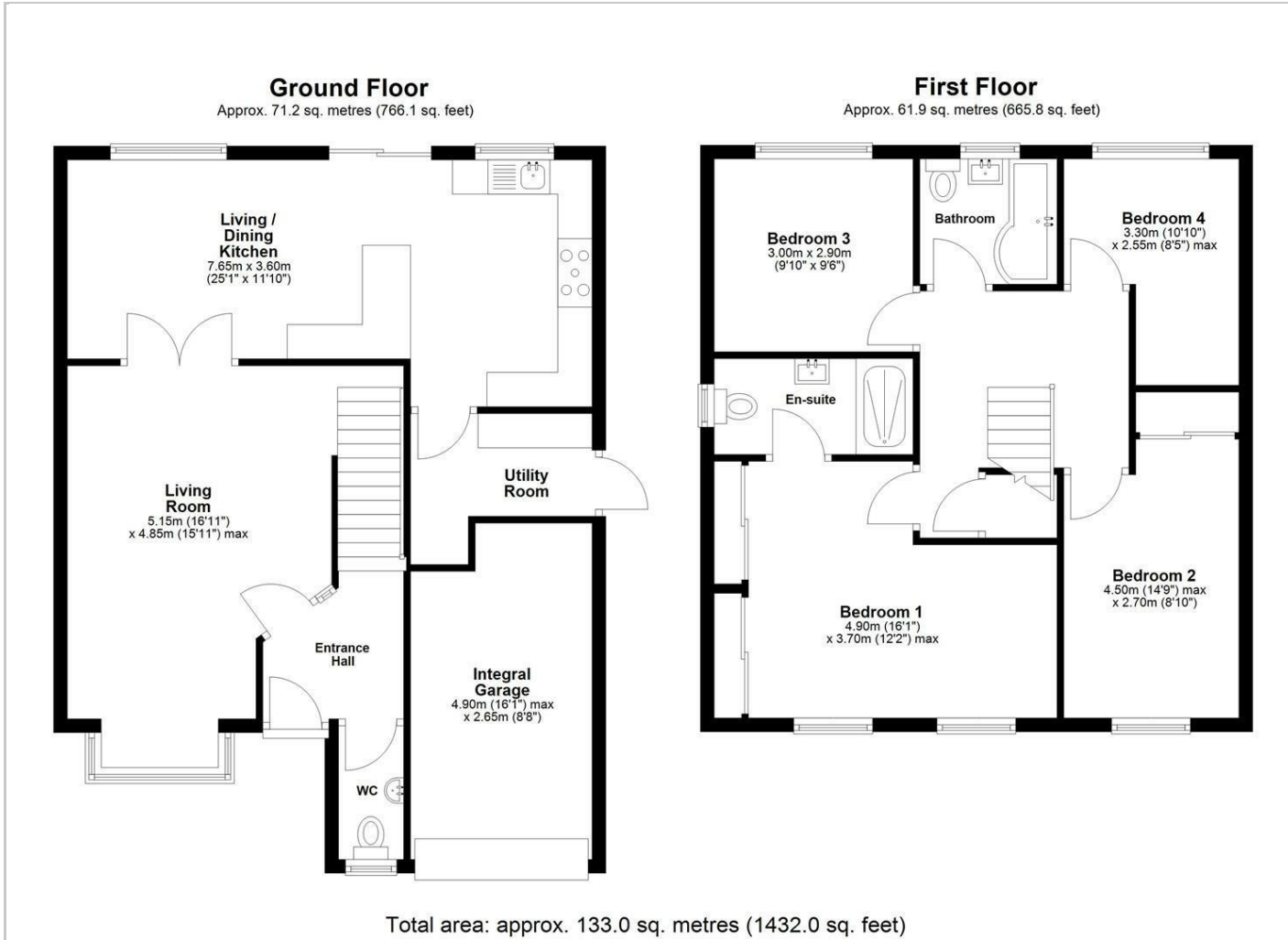
Driveway & Garage

Garden

Disclaimer



Floor Plan



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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Area Map



Energy Efficiency Graph

