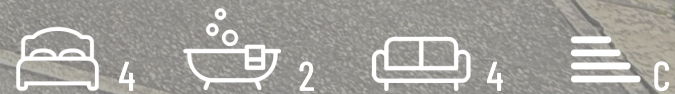


William.



27 Otter Lane
Mountsorrel, Loughborough, LE12 7GF

Guide price £450,000



27 Otter Lane

Mountsorrel, Loughborough, LE12 7GF

William. is proud to offer this immaculately presented and deceptively spacious, extended four bedroom, two bathroom detached home to market. This truly is a property which must be viewed to appreciate the level of finish and accommodation on offer!

Located within the highly sought-after Kingfisher Development in the heart of the ever-popular village of Mountsorrel and having been tastefully extended, modernised and subsequently maintained by the existing owners - Versatile accommodation in brief comprises: Entrance hall, formal living room, dining room, study, family room, spacious dining kitchen, utility room and guest WC to the ground floor. Whilst to the first floor are four well proportioned bedrooms (all with fitted storage) and two upgraded contemporary bathrooms (Master bedroom with private en-suite). Externally the property boasts a private and beautifully landscaped rear garden, driveway and integral single garage.

Mountsorrel boasts a mix of period charm and modern convenience and the village centre is within walking distance, with its wide selection of local amenities including a selection of cafés, pubs and restaurants, as well as doctor's surgery, butchers, dentist, post office, farm park, leisure centre, Waitrose supermarket and the Michelin starred John's House restaurant.

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, 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. 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 fantastic property cannot be recommended highly enough to fully appreciate the level of finish and accommodation on offer and are strictly By Appointment Only - To be arranged directly via William. Property.

ACCOMMODATION COMPRISES:

GROUND FLOOR

Entrance Hall
107" x 511" (3.25 x 1.82)





Living Room
17'0" x 10'5" (5.2 x 3.2)

Dining Room
15'1" x 10'11" (4.6 x 3.35)

Office / Study
9'10" x 5'2" (3.0 x 1.6)

Family Room
15'1" x 7'10" (4.6 x 2.4)

Kitchen
21'3" x 10'9" (6.5 x 3.3)

Utility Area
15'3" x 5'6" (4.65 x 1.7)

Downstairs WC
5'4" x 2'11" (1.65 x 0.9)

FIRST FLOOR

First Floor Landing
16'4" x 6'2" (5.0 x 1.9)

Bedroom 1
14'9" x 12'5" (4.5 x 3.8)

En-Suite
9'0" x 5'4" (2.75 x 1.65)

Bedroom 2
11'7" x 9'8" (3.55 x 2.95)

Bedroom 3
10'2" x 9'6" (3.1 x 2.9)

Bedroom 4
7'4" x 7'2" (2.25 x 2.2)

Family Bathroom
7'0" x 6'6" (2.15 x 2.0)

OUTSIDE

Landscaped Rear Garden

Driveway & Integral Garage

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.

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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Area Map



Energy Efficiency Graph

