



Smiths  
your property experts



# Loughborough Road

## Mountsorrel

- Lovely, great-value Victorian terrace home
- Prominent position in the heart of Mountsorrel
- Light and spacious living accommodation
- Open-plan downstairs layout
- Fully fitted kitchen and two reception areas
- Two good-sized bedrooms and a modern bathroom
- Low-maintenance rear gardens with a shed
- Walking distance of shops and amenities



## General Description

Smiths Property Experts offer this lovely, great-value two-bedroom Victorian home in a prominent position in the heart of the sought-after Charnwood village of Mountsorrel.

## The Location

The village of Mountsorrel is highly regarded and nestled between the Soar Valley and the Charnwood Forest. The village offers an impressive range of amenities, including Stonehurst Family Farm, a Michelin Star restaurant, and a Waitrose supermarket. There are also plenty of dining options, public houses, a doctor's surgery, and excellent schooling choices available. The A6 road network runs adjacent to the village, providing easy access to Leicester and Loughborough.







## The Property

The property offers open, light, and spacious accommodation extending to approximately 634 square feet, with uPVC double glazing and gas central heating.

On the ground floor are two large reception rooms and an open, fully fitted modern kitchen to the rear, with a rear door giving direct garden access. Upstairs are two good-sized bedrooms and a modern family bathroom.

## The Outside

To the rear are low-maintenance gardens, and there is a substantial shed that would also make an excellent workshop.







## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: A.

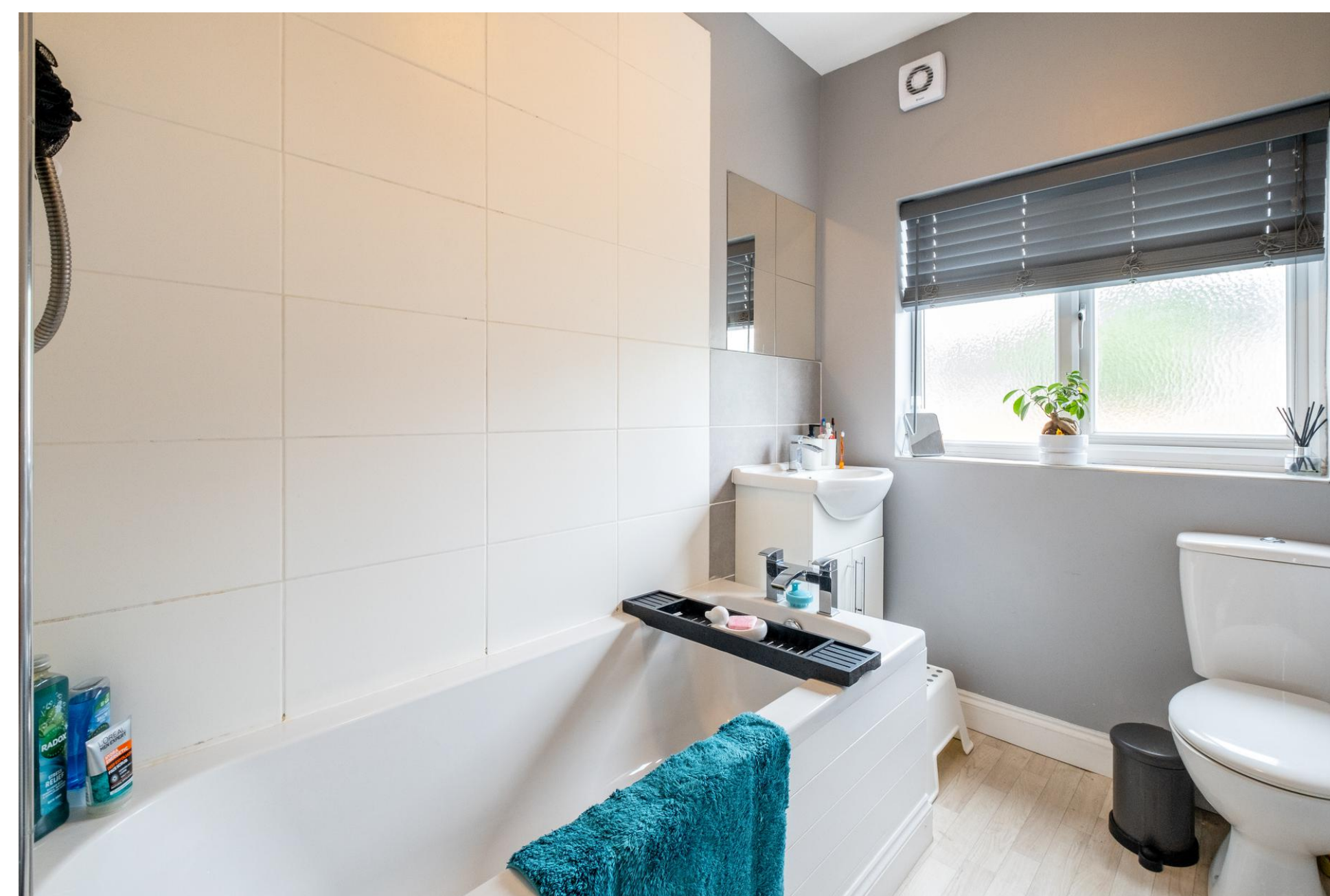
Local Authority: Charnwood Borough Council.

## Important Information

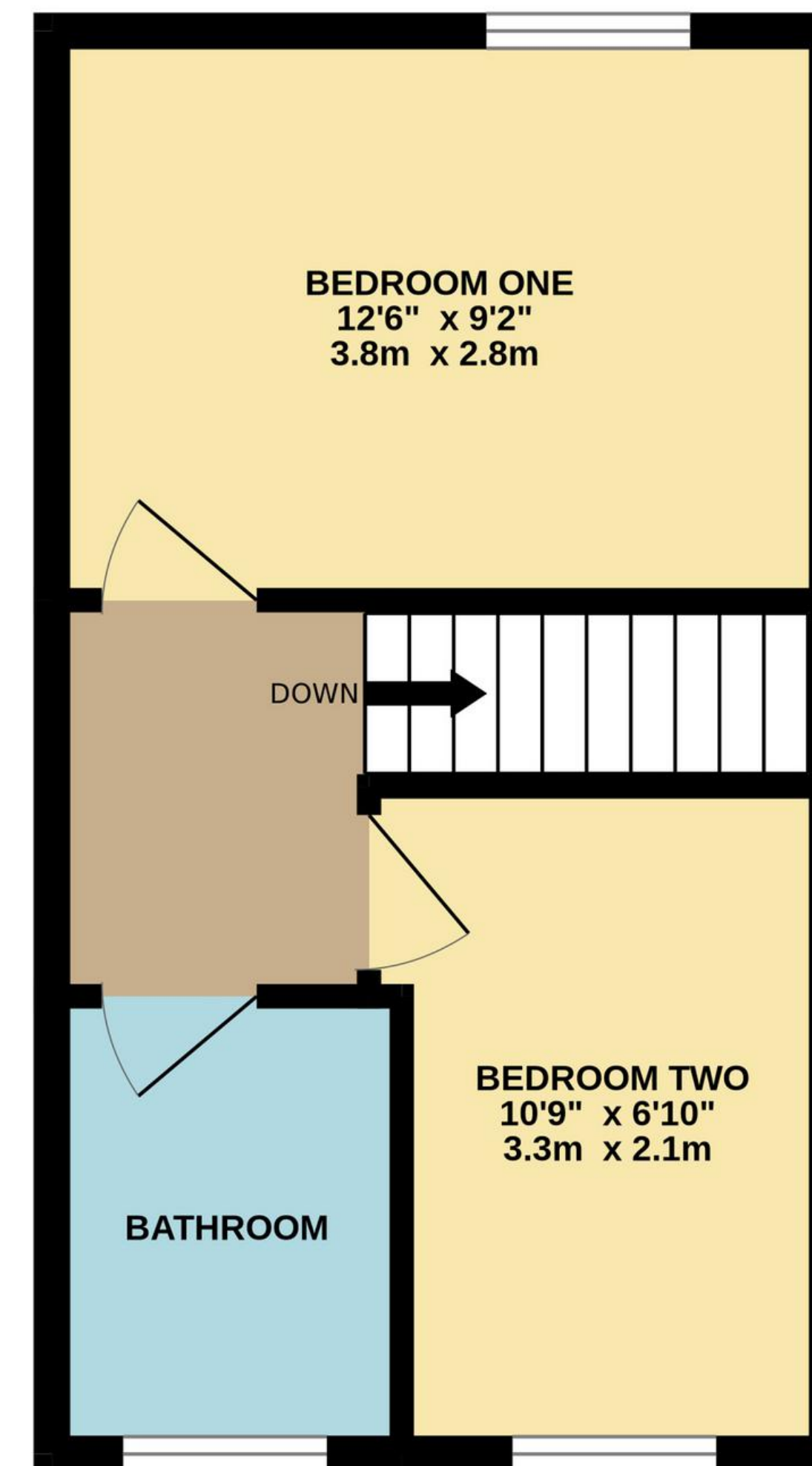
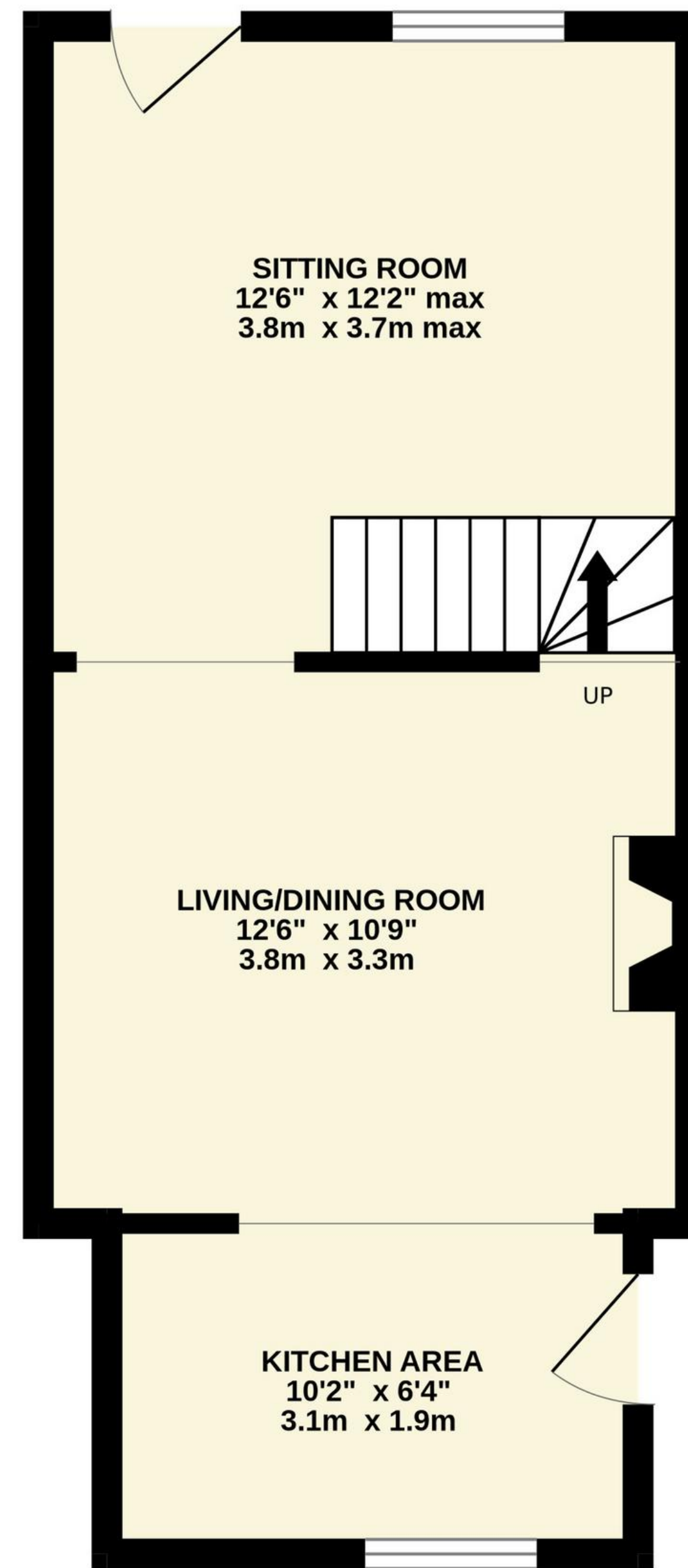
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## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.







TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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