





# Cloud Lea | Mountsorrel

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This four-bedroom detached family home sits in quiet location off Cloud Lea in the popular village of Mountsorrel. The property itself offers scope for potential renovation and improvements. There is an open plan lounge and dining area with French doors to the rear garden, separate kitchen with the option to open the space up to create a dining kitchen (subject to the usual permissions and consents) Upstairs there are four bedrooms and family bathroom. The property sits on a good size plot with private position.

- Four-bedroomed detached family home in quiet setting
- Scope for further improvement and renovation
- Spacious living room with dining area and French doors to rear garden
- Four bedrooms and family bathroom
- Integral single garage with driveway providing off road parking
- Private gardens to front and rear
- Early viewing highly recommended

## LOCATION

Mountsorrel is a particularly well serviced Charnwood Forest village, situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops, and a gym. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local beauty spots include Swithland Reservoir and Bradgate Park.











## GROUND FLOOR

The property is entered into via a welcoming entrance hallway with downstairs w.c located in the hall. The lounge is located to the front of the home overlooking the front garden. There is an open plan feel that includes the dining area with patio doors to the rear garden. The kitchen is situated to the rear of the home and is fitted with a range of units with complimentary worktops. There is space for a cooker, dishwasher and fridge/freezer. The garage offers space for both washing machine and tumble drier.

## FIRST FLOOR

The first floor is accessed via the staircase from the hallway. The principal bedroom sits to the front of the home. There are two further double bedrooms and a single. The family bathroom incorporates a white suite with panelled bath and shower over, wash hand basin and w.c and useful storage cupboard.



## OUTSIDE

The rear garden has been landscaped by the current owners with a selection of trees and shrubs with a beautiful, patio area. There is a gated side entrance to access the rear garden. The garage is integral and has the benefit of a rear door accessed via the garden. The driveway provides off road parking for vehicles.







# Cloud Lea | Mountsorrel | Leicestershire



Total floor area 99.3 sq.m. (1,069 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council

Council tax band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





