



Mountsorrel Village

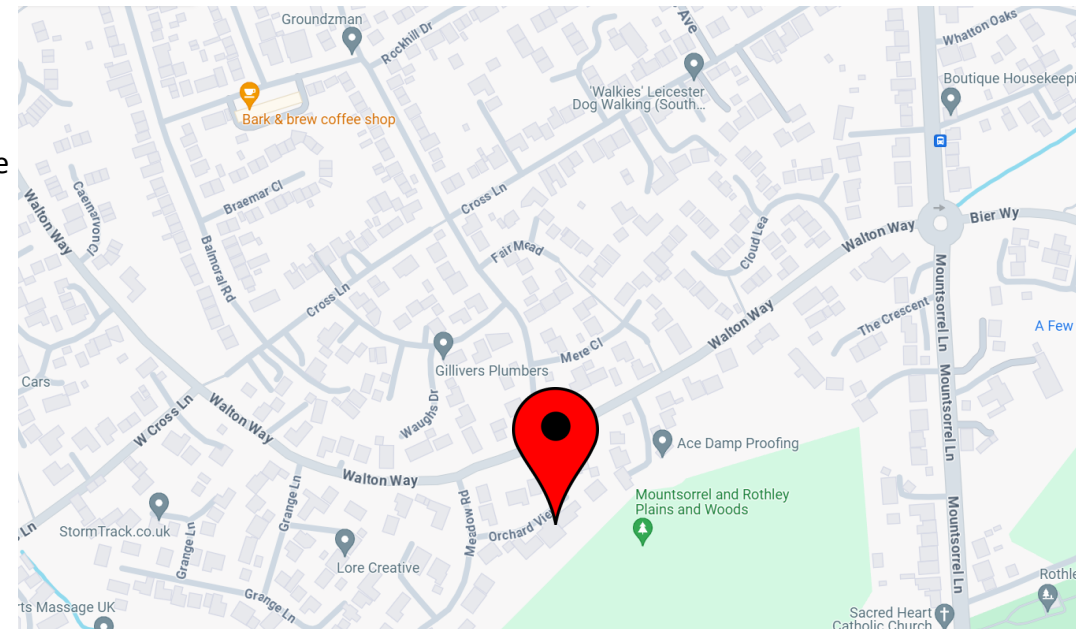
Mountsorrel is a particularly well serviced Charnwood Forest Village situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops and gyms.

The village is well placed for fast access to Loughborough and Leicester and the M1. Rail access is available at the nearby Sibleby station and Loughborough station.

Recreational and leisure facilities include the Hermitage Leisure Centre and Soar Valley Leisure Centre as well as Leicestershire's only Michelin Star restaurant. Nearby beauty spots include Swithland Reservoir and the historic Bradgate Park.

The village has great community life which include local charitable events throughout the year and at Christmas.

Porter Close offers the opportunity to part of this sought after location and is suited to families and professionals alike.



Orchard View | Mountsorrel

This stylish home has been renovated and improved by the current owners and is now available on the open market with NO UPWARD CHAIN. A large executive detached family home situated on the desirable Orchard View in Mountsorrel.

- Modernised and improved detached family home on generous plot at the end of a cul-de-sac
- Five Bedrooms, including large principal bedroom with walk in dressing area and stunning Ensuite shower room
- Living room with doors that open out on to a conservatory and separate family room
- Contemporary family breakfast kitchen with island seating and separate formal dining room
- Detached double garage which has been converted into a hobbies/gym room and ample off-road parking for several vehicles
- Available with NO UPWARD CHAIN







GROUND FLOOR

The property is entered into via a welcoming entrance hallway with wooden flooring, which provides access to the ground floor accommodation and w.c. The impressive breakfast kitchen is located to the rear of the home with a contemporary range of units with complimentary worktops. Bespoke built in unit has been created for American style fridge freezer, built in drinks fridge and dishwasher with space for a range cooker. Breakfast bar seating area and utility room area with space for a washing machine with access to the rear garden. The formal dining room is located to the front of the home with the bright and airy living room located to the rear. Off the living room you will find a conservatory and family room with access to the double garage/hobbies room.

FIRST FLOOR

A staircase ascends from the ground floor to the first-floor galleried landing. The primary bedroom is very generous in size and benefits from a walk-in wardrobe area and beautifully fitted ensuite shower room. There are four further bedrooms and family stylish family bathroom with free standing bath.

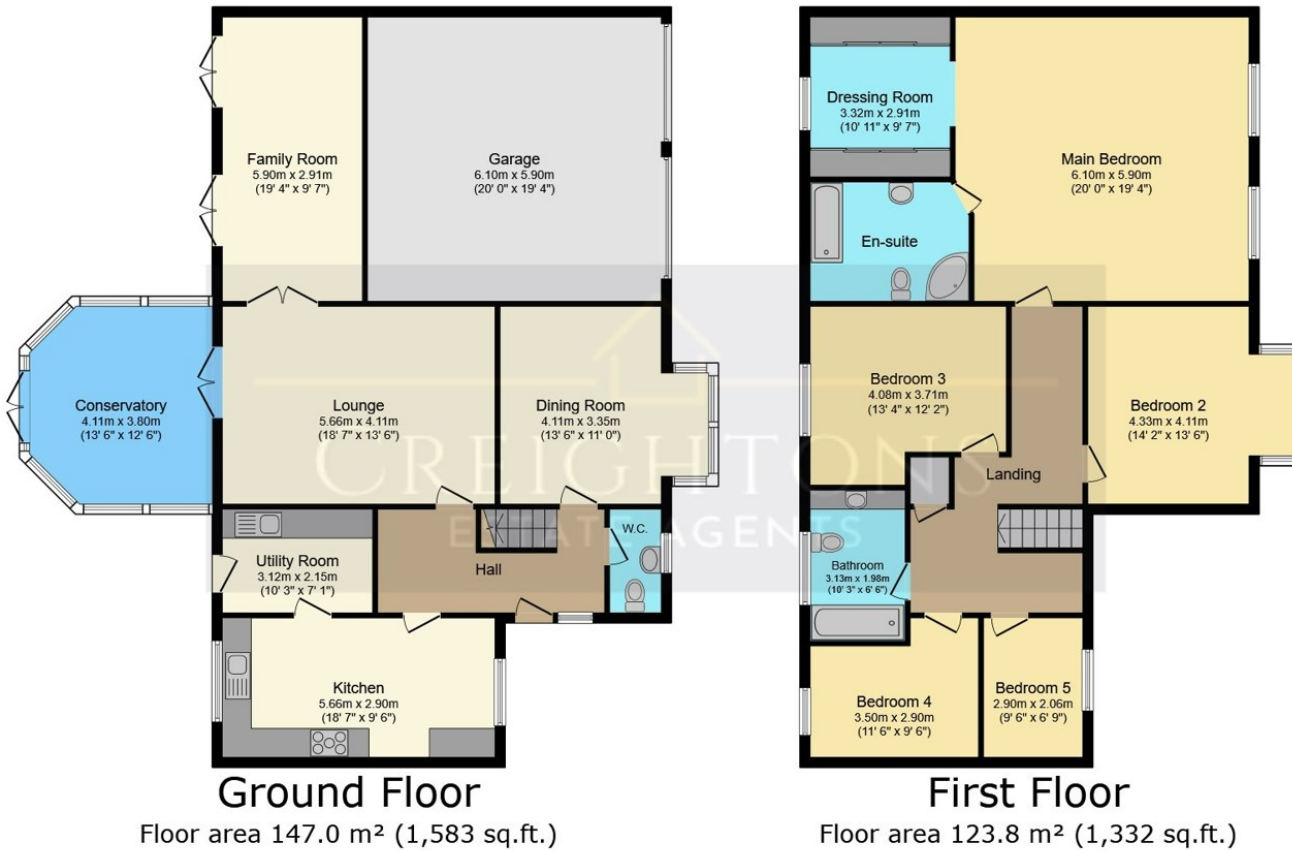


OUTSIDE

The property has a generous driveway providing ample off-road parking that leads to a double garage (now converted to games room/gym. Could easily be reinstated) The beautifully landscaped rear garden comprises a large, patio area for entertaining, the remaining garden is mainly laid to lawn.



Orchard View | Mountsorrel | Leicestershire



SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council

Council tax band F.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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.

FIND OUT MORE ABOUT
THIS PROPERTY



