



The Homestead | Mountsorrel

The Homestead is a unique picturesque setting in the heart of Mountsorrel village centre with easy access to the wonderful local amenities within walking distance. A “Green Leaf” award winning development The Homestead, is set in a picturesque setting backing on a paddock and woodland but the advantage of being on the doorstep to local amenities.

- “Paddock View” is a four bedroomed detached family home set in a secluded position at the end of a cul-de-sac location, adjacent to a paddock and woodland in a unique private setting
- Corner plot with stunning mature, private gardens and ample off-road parking with double garage
- Generous living room with log burning stove, separate dining room and conservatory
- Fitted kitchen, separate utility room and ground floor w.c
- Four Bedrooms, including principal bedroom with ensuite shower room and family bathroom
- Award winning “Green Leaf” development

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 gyms. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local facilities also include Rothley Park Golf Club aswell as Leicestershire’s only Michelin Star restaurant being located in Mountsorrel. Local beauty spots include Swithland Reservoir and Bradgate Park. Mountsorrel is particularly well placed for access to Loughborough endowed schools and Ratcliffe College.







GROUND FLOOR

The property is entered into via a welcoming, entrance hallway, which provides access to the ground floor accommodation. The impressive living room overlooks the front of the home with a recent addition of a log burning stove. Double doors open on to the dining room which sits adjacent to the kitchen area. The kitchen, with tiled flooring has been fitted with a range of units with complimentary worktop and tiled splashback, integrated double oven and hob, dishwasher and fridge. There is a fitted dresser in the kitchen area ideal for further storage with glass fronted display cabinets. The utility room is fitted with a range of cabinets which compliment the kitchen design, with space for a washing machine, with a service door to the rear garden. Off the main hallway and there is a downstairs w.c.



FIRST FLOOR

A staircase ascends from the ground floor to the first-floor landing. The primary bedroom is very generous in size and benefits from an ensuite bathroom. There are three further double bedrooms and family bathroom.

OUTSIDE

The property is located at the end of a driveway at the head of the cul-de-sac. There is ample off-road parking and private driveway that leads to a double garage. The beautifully landscaped rear garden comprises a large mature trees and shrubs with space for a shed and greenhouse. Its private secluded position is a real feature of the home.



The Homestead | Mountsorrel | Leicestershire



TOTAL: 155.5 m² (1,673 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

DISCLAIMER

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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.





