



York Close | Mountsorrel

A well presented four-bedroomed detached family home in the popular village of Mountsorrel. Located in a quiet setting on a desirable development, the property offers the ideal layout for family living.

- A four bedroomed detached family home set in a desirable location in the popular village of Mountsorrel
- Generous living room, separate dining room and conservatory
- Newly fitted kitchen, separate utility room and ground floor w.c
- Four Bedrooms, including principal bedroom with ensuite shower room and family bathroom
- Driveway providing off road parking that leads to a double garage
- Established garden with pave patio area, ideal for outdoor dining with pergola.

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 living room overlooks the front of the home with feature coal effect fire and fire surround. Double doors open on to the dining room which sits adjacent to the kitchen area. The stylish breakfast kitchen has been re-fitted with a contemporary range of units with contemporary units with complimentary worktop and splashback, integrated oven and hob, dishwasher and fridge. The utility room offers ample space for a washing machine, dryer and freezer. There is also a service door to the side of the garden with easy access to the garaging. There is a ground floor w.c. There is a conservatory located off the dining room with doors that open on to the patio area.



FIRST FLOOR

A staircase ascends from the ground floor to the first-floor landing. The primary bedroom has a range of fitted wardrobes and a dressing table and benefits from an ensuite bathroom. There are three further double bedrooms and family bathroom.

OUTSIDE

The property is accessed via a front garden with off road parking that leads to a double garage. There is a gated side access to the rear garden. The rear garden is mainly laid to lawn with generous patio area and pergola with established trees and shrubs.



York Close | Mountsorrel | Leicestershire



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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





