



Kenilworth Close | Mountsorrel

Creightons estate agents are pleased to bring to the market a beautifully presented four-bedroomed, extended detached family home in the popular village of Mountsorrel. Located in a cul-de-sac position, the property offers the ideal layout for family living. Available with no upward chain.

- An extended four bedroomed detached family home set in a desirable location in the popular village of Mountsorrel
- Generous living, dining kitchen with separate living room and study
- Re-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 single garage
- Available to the market with NO UPWARD CHAIN

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 generous living room overlooks the rear of the home with feature coal effect fire and fire surround. Double doors open on to the living, dining kitchen. The stylish kitchen has been re-fitted and extended with a modern range of units with complimentary worktop, integrated double oven and hob, dishwasher and fridge/freezer. There is ample space for a dining table and living area with doors that open onto the garden patio. The utility room offers ample space for a washing machine and dryer. There is also a service door that offers access to the garage. There is a ground floor w.c and separate reception room/study located at the front of the house. This has been converted from what was the original garage.



FIRST FLOOR

A staircase ascends from the ground floor to the first-floor landing. The primary bedroom has a range of fitted wardrobes and benefits from a refitted Ensuite shower room. There are three further bedrooms and family bathroom.

OUTSIDE

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



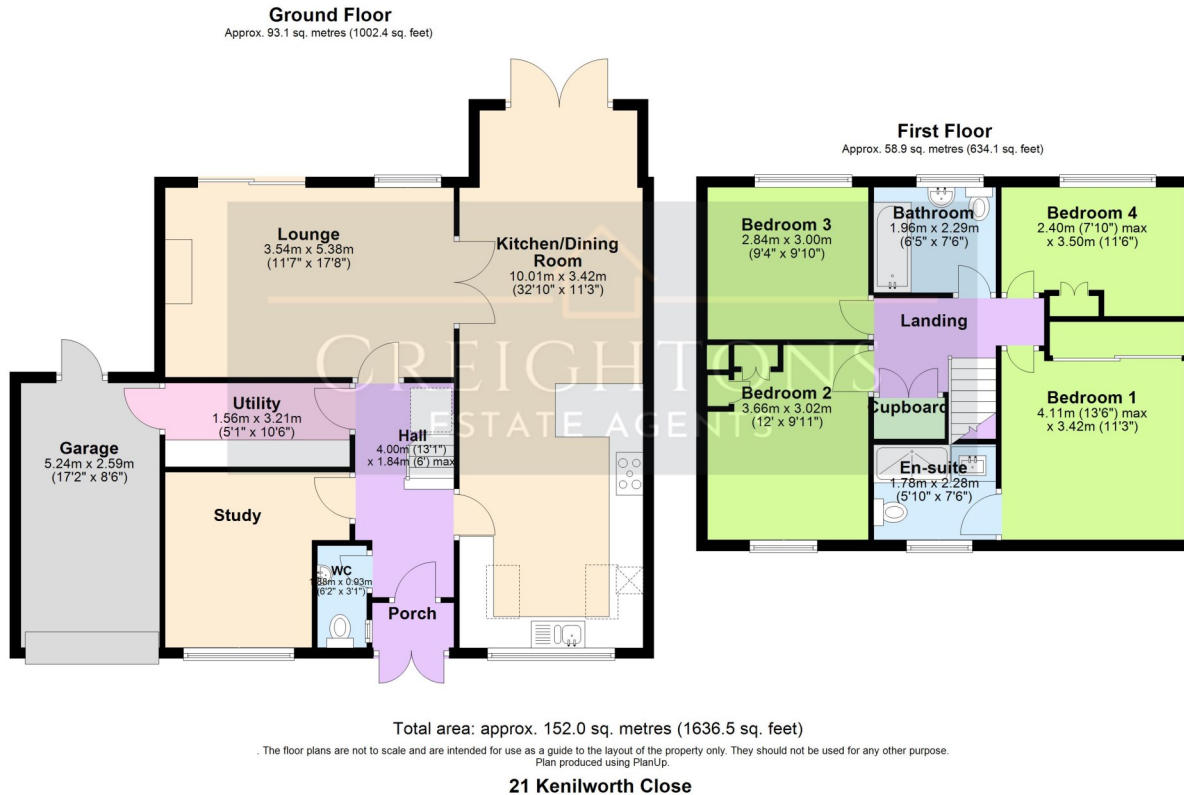
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SERVICES

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	72 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.





