



Mere Close | Mountsorrel

Mere Close, Mountsorrel is situated at the end of a quiet cul-de-sac in a private position. This executive detached four/five bedroomed family home sits on a generous plot with beautifully landscaped private front and rear gardens. The property is deceptively spacious offering a flexible range of rooms. Early viewing is recommended to appreciate the standard of accommodation on offer.

- Executive extended detached four/five bedroomed family home
- Located in a corner plot position at the end of a quiet cul-de-sac
- Generous living room with fireplace and separate dining kitchen with utility room
- Conservatory with doors to enclosed beautiful rear garden
- Four/five bedrooms, the primary bedroom having En-suite shower room and separate family bathroom
- Double garage and driveway providing off road parking for several vehicles
- Catchment for Rothley primary school

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 accessed via an entrance porch that opens onto a welcoming central hallway. The dining kitchen, which is located to the rear of the home overlooking the rear garden. The kitchen is fitted with a range of units with complimentary worktop and tiled splashback. The integrated appliances include, electric double oven and gas hob, there is also space for a dishwasher. The separate utility room offers space for your washing machine and fridge/freezer with access to the side of the house. The living room is located also to the front of the home with doors that open onto the conservatory. There is also a separate w.c.

FIRST FLOOR

The staircase ascends from the hallway to the first-floor landing. The principal bedroom sits to the front of the home and benefits from an Ensuite bathroom and built in wardrobes. Bedrooms two and three are doubles and located to the rear of the home. There are two further bedrooms, one used currently as a study. The family bathroom incorporates a white suite with panelled bath, vanity unit with wash hand basin, w.c and heated towel rail.



OUTSIDE

The property is situated in the corner of a cul-de-sac. The rear garden is well established with a patio area for alfresco dining with mature trees and shrubs. There is a gated side entrance with storage area. The driveway offers car standing for several vehicles with access to the double garage with lighting and power.



Mere Close | Mountsorrel | Leicestershire



Total area: approx. 176.3 sq. metres (1897.3 sq. feet)
 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.
 Plan produced using PlanUp.

7 Mere Close, Mountsorrel

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.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax Band E

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





