



Loughborough Road | Mountsorrel

A three bedroomed end-terraced home set over two floors, located near Mountsorrel village centre, within walking distance to the local shops, hair salons, pubs and coffee shops. Unusually there is off road parking and a generous garden.

- Generous End Terraced house with GARAGE and gardens in the popular village of Mountsorrel that would benefit from some updating throughout
- Off road parking available to the rear of the home
- Two bright and airy reception rooms with kitchen and ground floor bathroom
- Three bedrooms to the first floor
- Rear yard area and separate garaging and gardens
- Available with NO UPWARD CHAIN
- Ideal investment or first-time buyer purchase

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. There is a choice of rooms to use in your own specific way, given the flexibility and layout of the home. The impressive open plan dining kitchen, located to the rear of the home has been fitted with a range of contemporary units with complimentary worktop and modern tiled flooring with underfloor heating. The central island offers further preparation and storage with the space for additional seating. Integrated appliances include: a double electric oven, gas hob with extractor fan over, dishwasher and fridge/freezer. There is also an area for formal dining that then leads to the utility room. The open plan flow continues into a snug/family room which has double doors that open onto the patio area.

The main living room overlooks the front of the home with dual aspect windows, this bright and airy space could equally serve as another purpose. Off the hallway you also have a downstairs w.c and a further separate room which could function as a ground floor bedroom.



FIRST FLOOR

A staircase ascends from the living room to the first-floor landing with the principal bedroom overlooking the front of the home with the benefit of a built-in wardrobes. There is a further double bedroom overlooking the rear of the home. Off the main landing you have a further bedroom.

OUTSIDE

To the rear of the home, you will find a yard space that you access through the kitchen door. There is a shared access driveway behind the property offering residents access to park to the rear. The property has the benefit of a garage and off-road parking. There is a secluded garden area with patio area and pond and various seating areas. There is also a covered area to the side of the garage ideal for storage.



Loughborough Road | Mountsorrel | Leicestershire



Total area: approx. 94.5 sq. metres (1017.7 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.

112 Loughborough Road, 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 B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	43 E	
21-38	F		
1-20	G		





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CAUTION
CHILDREN
PLAYING

