



CREIGHTONS
ESTATE AGENTS
FOR SALE
0116 3195657
CREIGHTONS.CO.UK

Kingfisher Road | Mountsorrel

A beautifully presented three-bedroom home set over two floors, located in the popular village of Mountsorrel with convenient access to the local leisure centre, primary school, and fantastic village facilities.

- Beautifully presented three bedroomed home with driveway and single garage
- Three bedrooms and refitted family bathroom
- Fitted dining kitchen with built in oven and hob and access to the rear garden
- Separate cosy lounge with feature fireplace
- Driveway providing off road parking with single garage
- Located near to the local leisure centre and village amenities

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 as well 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 hallway. The bright and airy lounge is located to the front of the home. The kitchen is fitted with a range of kitchen units with complimentary worktops and tiled splashback. There is a built-in oven, gas hob and extractor fan and space for a fridge/freezer and washing machine. There is a handy understairs storage cupboard and a door providing access to the rear garden.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing with the principal bedroom overlooking the front of the home with built in wardrobes. There are two further bedrooms to the rear of the home. Off the main landing you have a stylish refitted family bathroom.



OUTSIDE

The driveway is located to the front of the property that leads to a single garage. The rear garden comprises a patio area for dining, lawn with borders and mature trees and shrubs. You can also access the garage from the garden and there is a further utility/storage area to the rear of the garage.



Kingfisher Road | Mountsorrel | Leicestershire

SERVICES

All mains services are available and connected.



Total area: approx. 82.5 sq. metres (888.2 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.

92 Kingfisher Road, Mountsorrel

COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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.





