



Marigold Lane | Mountsorrel

Creightons estate agents are pleased to bring to the market a beautifully presented three-bedroom, three storey home, set in the highly regarded village of Mountsorrel. Recently redecorated throughout with the addition of newly fitted carpets and refitted kitchen. There is a driveway providing off road parking and single garage. Available with NO UPWARD CHAIN.

- Three-bedroom family home set over three floors in the highly desirable village of Mountsorrel
- Primary bedroom set over the top floor with Ensuite shower room
- Contemporary refitted dining kitchen, separate living room and downstairs w.c
- Recently redecorated throughout, newly fitted carpets and kitchen refitted in 2022
- Off road parking leading to single garage, attractive rear garden
- Available 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 leisure centre. The village offers fast access to Loughborough, Leicester, Nottingham, the M1 at Loughborough and local train stations offer commuting options to London. Local facilities also include Rothley Park Golf Club, Rothley Court Hotel and Restaurant as well as Leicestershire's only Michelin Star restaurant. Local beauty spots include Swithland Reservoir and Bradgate Park. Mountsorrel is convenient for access to Loughborough endowed schools and Ratcliffe College.







GROUND FLOOR

The property is entered into via a welcoming hallway. The lounge overlooks the front of the home with modern feature fireplace. The contemporary refitted dining kitchen overlooks the rear of the home and has been refitted with a modern range of grey gloss units with complimentary worktops, metro tiled splashback, built in double oven, gas hob, extractor fan and has an integrated fridge/freezer. There is space for a washing machine and dishwasher. There is ample space for a dining table and the benefit of French doors that open onto the rear garden. There is also a downstairs w.c.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing. On this floor we have two double bedrooms and family bathroom.

SECOND FLOOR

The second floor solely houses the primary bedroom with beautifully fitted wardrobes with separate Ensuite shower room.

OUTSIDE

The driveway is located to the side of the property, offering off road parking. The landscaped garden comprises a patio area for dining, opening onto the lawned area.





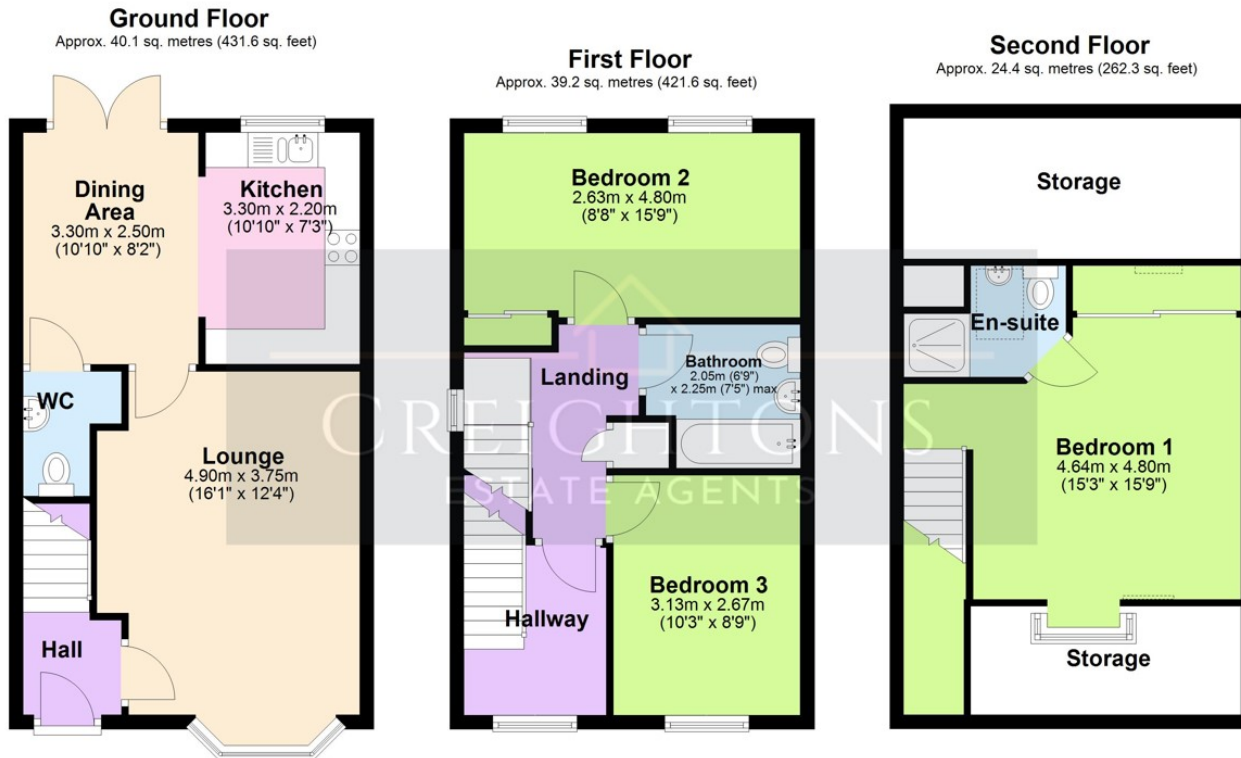
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



Total area: approx. 103.6 sq. metres (1115.5 sq. feet)

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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





