





# Edinburgh Way| Mountsorrel

Creightons estate agents are pleased to bring to the market this bay fronted three bedroomed traditional semi-detached home in the desirable village of Thurcaston. Accommodation consists of living room with open fireplace with doors onto a garden room. The dining area overlooks the front of the home, again with feature fireplace. Three bedrooms and family bathroom. Driveway providing off road parking. Private rear garden with beautiful open field views.

- Traditional three bedroomed bay fronted semi-detached home, set in the popular village of Thurcaston
- Three bedrooms to the first floor and family bathroom
- Open plan living/dining room with bay window to front aspect and open fire in living area
- Extended kitchen and additional garden room
- Useful conversion of the garage to a useable space, ideal for working from home or home gym
- Driveway providing off road parking
- Established rear garden with open views to the rear

## LOCATION

The village of Thurcaston is closely situated to Anstey, Cropston and Birstall and conveniently located close to Beaumont Leys shopping centre. Access to both Loughborough and Leicester City Centre, the property is equally well placed for those that commute with the A6/A46/M1 in proximity. Local beauty spots include, Bradgate Park and Swithland Reservoir.











## GROUND FLOOR

The property is entered into via a porch then into a welcoming entrance hallway with stairs leading up to the first floor. The main open plan living/dining room is bright and airy with bay window and a feature fireplace in both the living and dining area. There is a cosy garden room located off the living area with doors that open onto the garden. The extended kitchen is located to the rear of the home and is fitted with a range of white units with complimentary worktops. There is space for a free-standing oven, dishwasher, fridge/freezer and washing machine. The kitchen includes a window on the rear overlooking the serene back garden.

## FIRST FLOOR

The staircase ascends from the hallway to the first-floor landing with beautiful picture window. The primary bedroom is located overlooking the rear of the home. There are two further bedrooms overlooking the front of the home. The family bathroom is located to the rear of the home with panelled bath and shower over, w.c and wash hand basin.



## OUTSIDE

There is a front garden and driveway that sits to the side of the home. The rear garden is mainly laid to lawn with patio area. The garage has been converted into a usable space that would serve as a home office or gym.





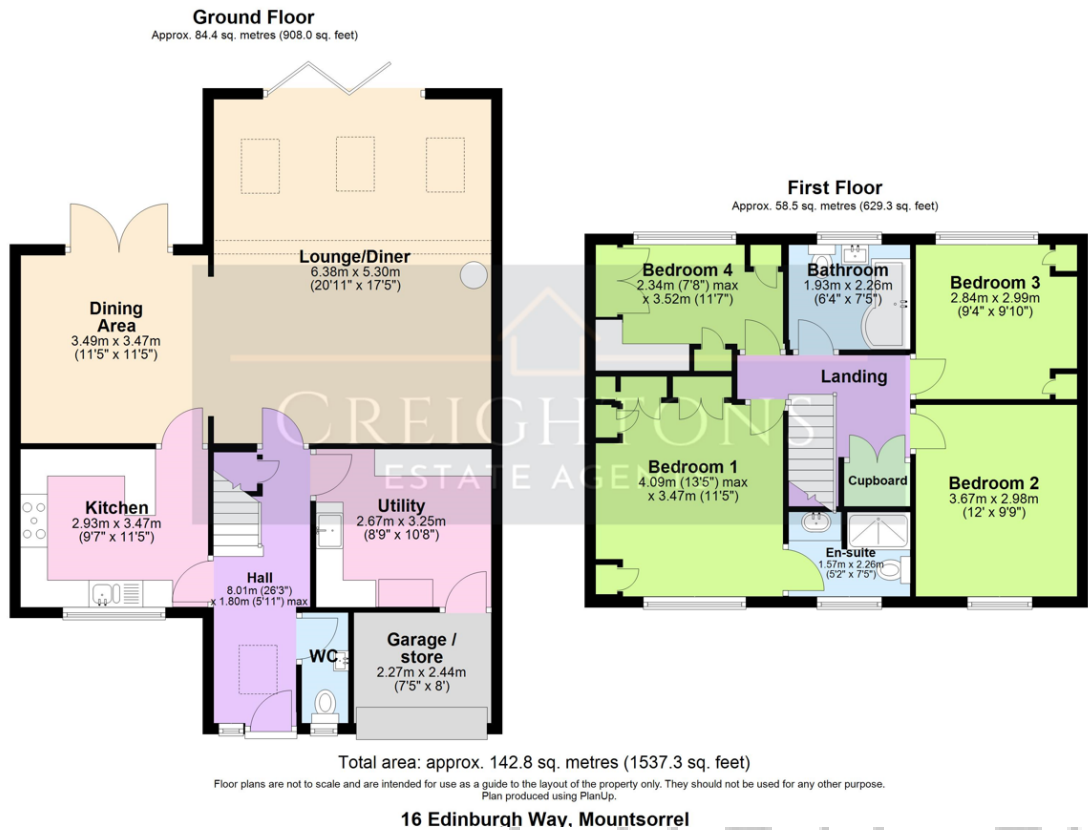
# Edinburgh Way | Mountsorrel | Leicestershire

## 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		
69-80	C	72 C	80 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.









