



Rochester Close | Mountsorrel

Creightons Estate Agents are delighted to present this beautifully maintained two-bedroom home situated in the sought-after village of Mountsorrel. This property is positioned in a cul-de-sac position, just a short distance from Mountsorrel Village Centre, where you'll find a variety of local amenities.

- Nestled in a cul-de-sac position in the popular village of Mountsorrel
- A tastefully decorated two-bedroom semi-detached home
- Featuring a kitchen, separate living room and conservatory on the ground floor
- Off-road parking with a tandem driveway leading to a partially converted garage ideal for a working from home space
- Rear garden primarily laid to lawn
- Early viewing highly recommended

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

Upon entering the property, you are greeted by a welcoming hallway. The spacious lounge, equipped with a gas fire, is situated at the rear of the home and features sliding doors that open into the conservatory. The bright and airy kitchen overlooks the front of the property and is fitted with a modern range of units with modern worktops. It includes a built-in oven, electric hob, and extractor fan, along with an integrated dishwasher and fridge freezer, plus space for a washing machine.

FIRST FLOOR

A staircase leads from the hallway to the landing, where you will find two double bedrooms and a family bathroom. The master bedroom, located at the rear of the property, offers modern fitted wardrobes, drawers, and vanity space, along with a convenient storage cupboard. The second bedroom is positioned at the front of the home. The bathroom has been tastefully updated with a contemporary three-piece white suite.



OUTSIDE

The driveway is situated to the side of the property, providing off-road parking for two vehicles. A gated side entrance leads to the rear garden, which is primarily laid to lawn and offers ample space for dining and seating. The garage has been partially converted into a valuable working-from-home space, accessible through a side door from the garden.



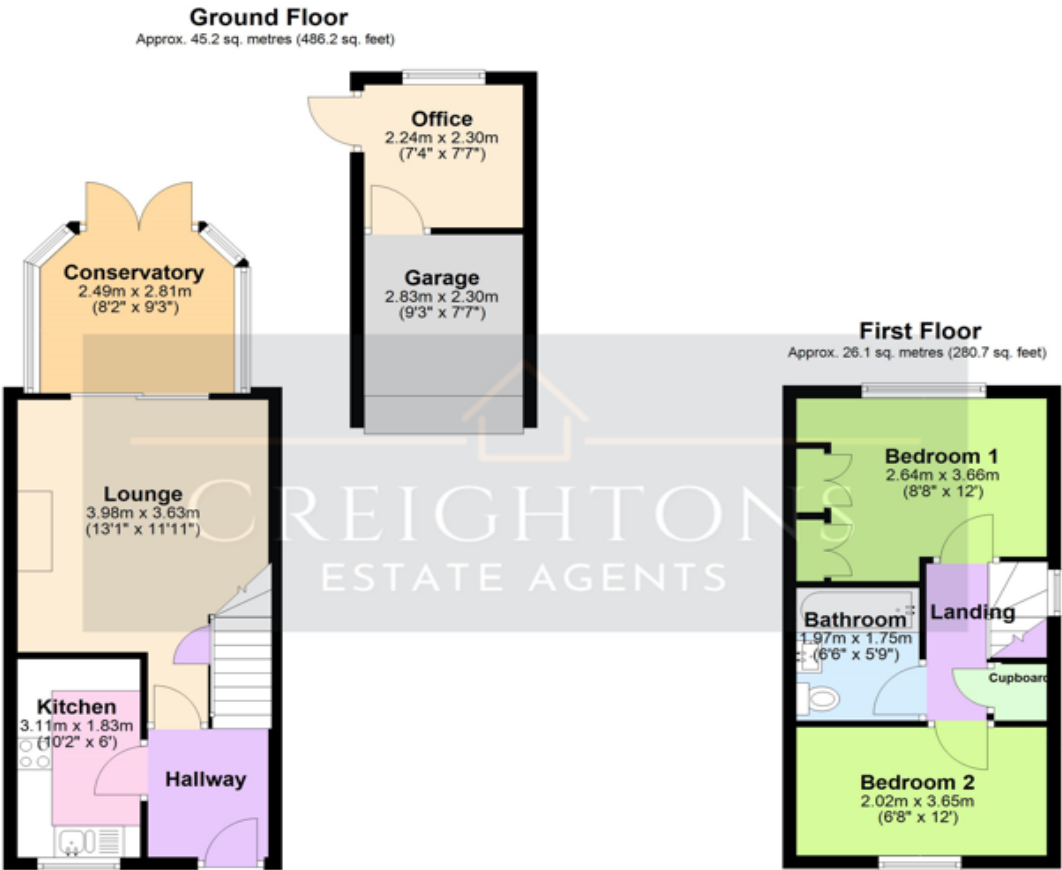
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 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.





