



Montsoreau Way | 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 private position on Montsoreau Way, just a short distance from Mountsorrel Village Centre, where you'll find a variety of local amenities. This home is available with NO UPWARD CHAIN.

- Nestled in a private position in the popular village of Mountsorrel
- An immaculately presented 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 single garage
- Rear garden primarily laid to lawn with patio space
- Early viewing highly recommended
- Available to the market 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 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 welcomed into a bright hallway. The lounge, featuring a gas fire, is located at the front of the home. Towards the rear of the home, the kitchen boasts a modern selection of units and worktops, complete with a built-in oven, electric hob, extractor fan, and a ceramic sink. There is also space for a washing machine and fridge.

From the kitchen, a sliding door leads into the conservatory, which offers views of the rear garden and ample space for a dining table. Additionally, a door gives access to the single garage, and French doors open out to the garden.

FIRST FLOOR

A staircase ascends from the hallway to the landing, where you will find two double bedrooms and a family bathroom. The master bedroom, located at the front of the property, features fitted wardrobes for added convenience. The second bedroom is positioned at the rear of the home. The bathroom has been stylishly updated with a modern three-piece suite and a light grey vanity.

OUTSIDE

The driveway is located alongside the property, offering off-road parking for two vehicles. The garden is predominantly laid to lawn, providing an ideal space to unwind in the sun.





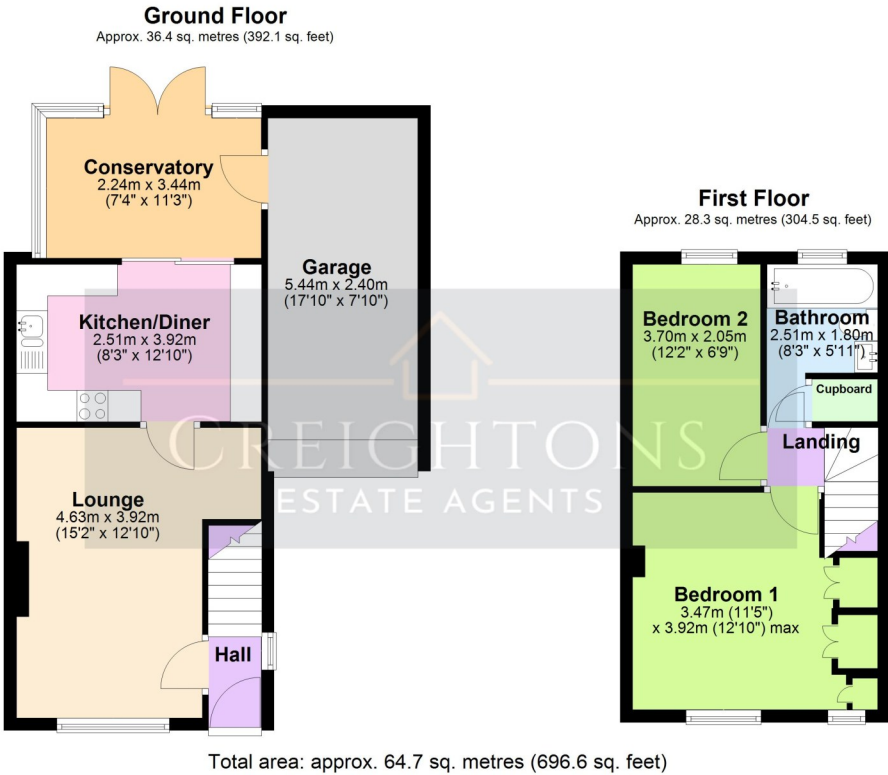
Montsoreau Way | Mountsorrel | Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



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.

38 Montsoreau Way, Mountsorrel

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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.





