





# Loughborough Road | Mountsorrel

Creightons Estate Agents are thrilled to showcase this stunningly renovated two-bedroom home located in the desirable village of Mountsorrel. This home is conveniently situated just a short walk from Mountsorrel Village Centre, offering a range of local amenities. Available with NO CHAIN.

- Situated in the desirable village of Mountsorrel, just a short stroll from local shops, cafes, and amenities
- A stunningly renovated two-bedroom terraced house with a complete new central heating system
- Includes a kitchen and a separate living room on the ground floor
- Unique off-road parking available for one vehicle
- A tiered garden which is mainly pebbled, featuring a patio area for dining
- Early viewing is strongly encouraged
- Offered with NO UPWARD CHAIN – Perfect for first-time buyers or investors

## 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 lounge, located at the front of the property, is bathed in natural light from the large window. Featuring stunning herringbone style flooring throughout the entire ground floor, this home has been tastefully modernised. As you move from the lounge to the kitchen, you'll find a beautifully renovated kitchen featuring a range of navy, matte finish units paired with modern wood-effect countertops. The kitchen is equipped with a built-in oven, an electric hob, and an extractor fan, along with a washing machine and dryer. There is space for a fridge/freezer. There's a practical understairs storage cupboard, currently accommodating the dryer. There's a practical understairs storage cupboard, currently accommodating a dryer. Above the sink, a generous window offers a lovely view of the garden, flooding the space with sunlight. Recently installed round spotlights add to the kitchen's brightness. Conveniently, a door in the kitchen provides direct access to the back garden.



## FIRST FLOOR

A staircase ascends from the kitchen to the landing, which hosts two bedrooms and a modern shower room. The master bedroom, located at the front of the property, includes a handy storage cupboard. The second bedroom is situated at the back of the home. The newly upgraded shower room boasts a chic grey under-sink vanity and a mirrored cabinet.

## OUTSIDE

The parking bay located at the front of the property allows for off-road parking for a single vehicle. A side gate provides access to the rear garden, which is mostly pebbled and provides ample room for dining and seating arrangements. The tiered garden design adds additional space. At the far end of the garden, you'll find two storage cupboards for your convenience. Being south-facing, the garden enjoys ample sunlight throughout the day.







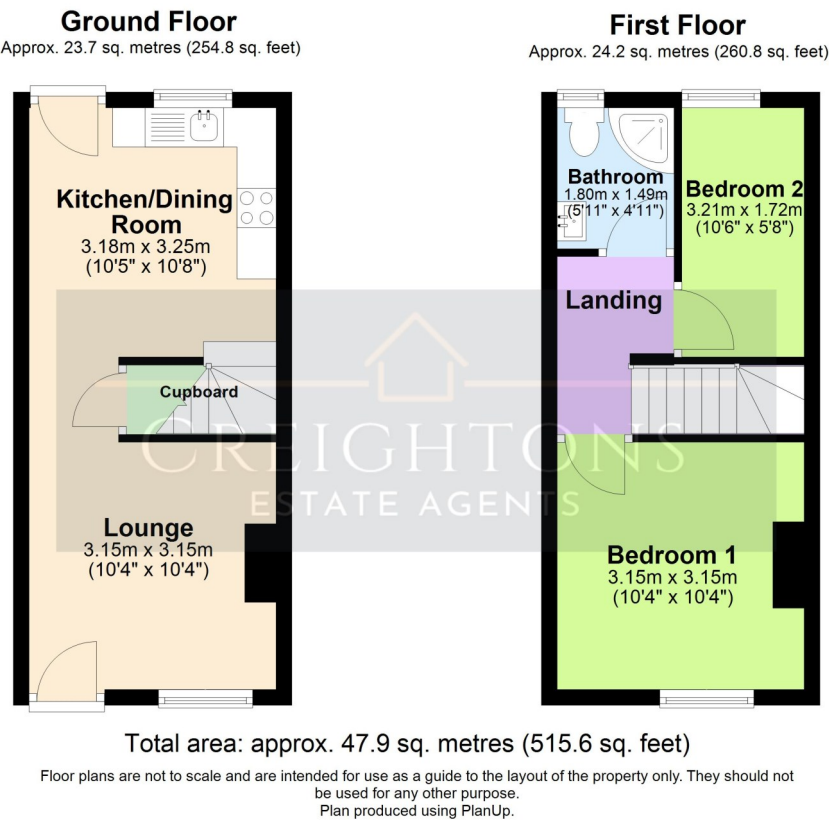
# Loughborough Road | Mountsorrel | Leicestershire

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band A.



85 Loughborough Road, Mountsorrel

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 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.









