



Heron Close | Mountsorrel

A well-presented two bedroomed home set over two floors, located in the popular village of Mountsorrel. The property is available with NO CHAIN.

- Well-presented semi-detached house located in the popular village location of Mountsorrel at the end of a cul-de-sac location
- Lounge with bay window and separate dining kitchen
- Two bedrooms and family bathroom
- Driveway providing off road parking and gardens to front and rear
- Available with NO 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

The property is entered into via a hallway. The bright and airy lounge is located to the front of the home overlooking the front garden. The dining kitchen is fitted with a range of units with complimentary worktops and tiled splash back. There is a space for dining and a useful understairs storage cupboard.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing with the principal bedroom overlooking the front of the home. Bedroom two is located to the rear of the home. Off the main landing you have a family bathroom comprising a panelled bath with shower over, w.c and pedestal wash hand basin.



OUTSIDE

The driveway is located to the front of the property. The rear garden is mainly laid to lawn with gated side access.





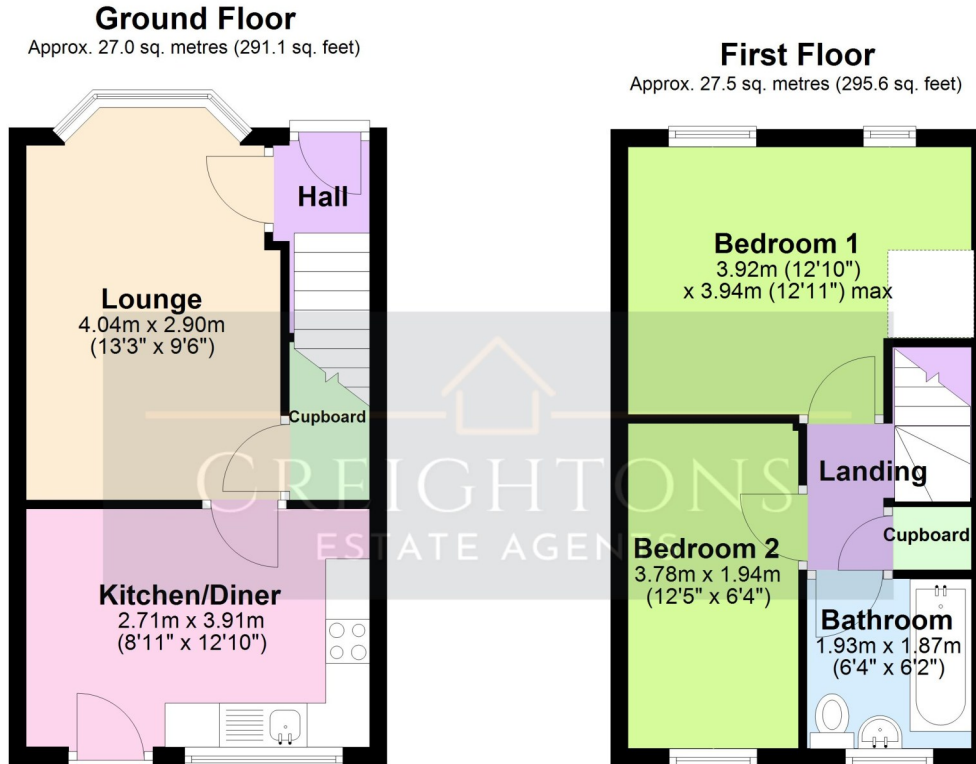
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



Total area: approx. 54.5 sq. metres (586.7 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.





