



Glebe Close | Mountsorrel

This two bedroomed modern, town house is set over two floors, located near Mountsorrel village centre, within walking distance to the local shops, hair salons, pubs, and cafes. The property benefits from off road parking to the front of the home and is beautifully presented throughout.

- Two bedroomed mid-townhouse located near to Mountsorrel village centre
- Driveway providing off road parking to the front of the home
- Ideal FTB or Investment purchase
- Modern fitted dining kitchen
- Refitted bathroom with shower
- Low maintenance landscaped garden

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 a gym. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local beauty spots include Swithland Reservoir and Bradgate Park.







GROUND FLOOR

The property is entered into via the front living room and there is a handy area for coats and shoes. The living room overlooks the front of the house and has a feature fireplace and staircase rising to the first floor. The bright and airy dining kitchen is located to the rear and is fitted with a range of modern units with worktop over and complimentary tiled splashback. There is space for washing machine, fridge freezer and cooker. There is access to the rear garden from the kitchen.

FIRST FLOOR

A staircase ascends from the lounge rises to the first-floor landing. The primary bedroom sits to the front of the home with handy cupboard with built in storage. Bedroom two sits to the rear of the home overlooking the garden. The bathroom has been re-fitted and incorporates a panelled bath with shower over, tiling floor to ceiling, fitted vanity unit with basin, w.c and heated towel rail.



OUTSIDE

There is an enclosed paved rear garden with raised border, garden shed and outside tap. To the front of the home there is off road parking.



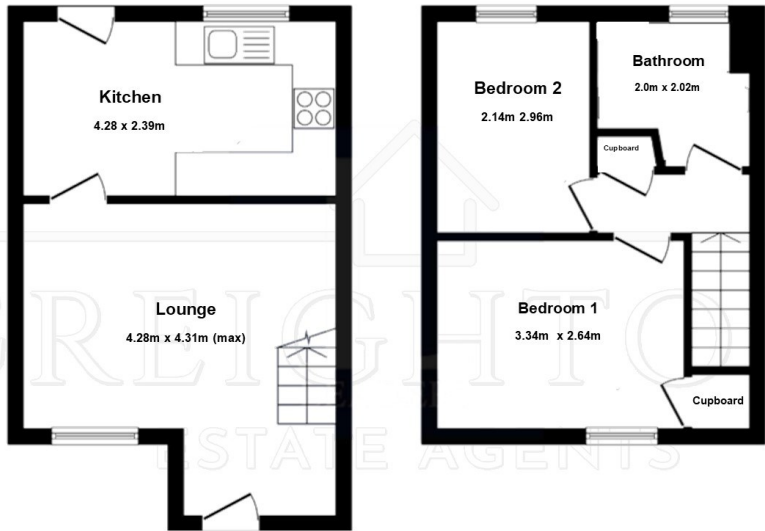
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



GROUND

FIRST

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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.





