



Stirling Close | Mountsorrel

A stylish, extended and renovated detached family home, situated at the end of a cul-de-sac location with a private rear garden. The property has been improved and extended by the current owners to a high standard throughout. Works include, reconfiguration of the original garage including an extension that now houses the open plan high specification kitchen/dining room. Further improvements include replastering, newly fitted bathroom, new boiler, new flooring and the home has been completely redecorated throughout.

- Beautifully decorated living room with feature panelled walls and multi fuel burner
- Generous open plan high specification kitchen with vaulted ceiling opening onto the dining and snug area with bi-folding doors to the rear garden
- Three bedrooms, one with fitted wardrobes and refitted family bathroom
- Driveway providing off road parking for 3 vehicles
- Private, landscaped rear gardens with awning, summer house and shed
- Internal 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

The property is entered into via a welcoming, entrance hallway, which provides access to the ground floor accommodation. The impressive living room overlooks the front of the home with a recent addition of a multi fuel burning stove and attractive wall panelling and concealed storage area. Internal double doors open on to the snug room which is located at the rear of the home with bi-folding doors that open onto the garden. The kitchen has seen a major transformation having been extended with a vaulted ceiling with Velux windows flooding the space with natural light. The high specification kitchen is fitted with a beautiful range of cabinetry with complimentary worktops and attractive splash back tiling. The integrated appliances include: Rangemaster cooker, microwave, dishwasher and fridge/freezer and washing machine. The dining area opens from the kitchen area and offers an ideal space for formal and informal dining. There is also a downstairs w.c.



FIRST FLOOR

A staircase ascends from the ground floor to the first-floor landing. The primary bedroom is located to the front of the home with attractive built-in wardrobes. There are two further bedrooms located to the rear of the home. The bathroom has been newly fitted with a panelled bath with shower over, vanity unit which houses the wash hand basin and w.c.

OUTSIDE

The property is located towards the end of a driveway at the head of the cul-de-sac. There is off-road parking to the front of the home and a beautifully landscaped rear garden. The rear garden is beautifully landscaped and predominantly laid to lawn, complimented by a patio area equipped with an awning and a log store. There is an attractive summer house and shed. The backdrop is the real feature of the home.



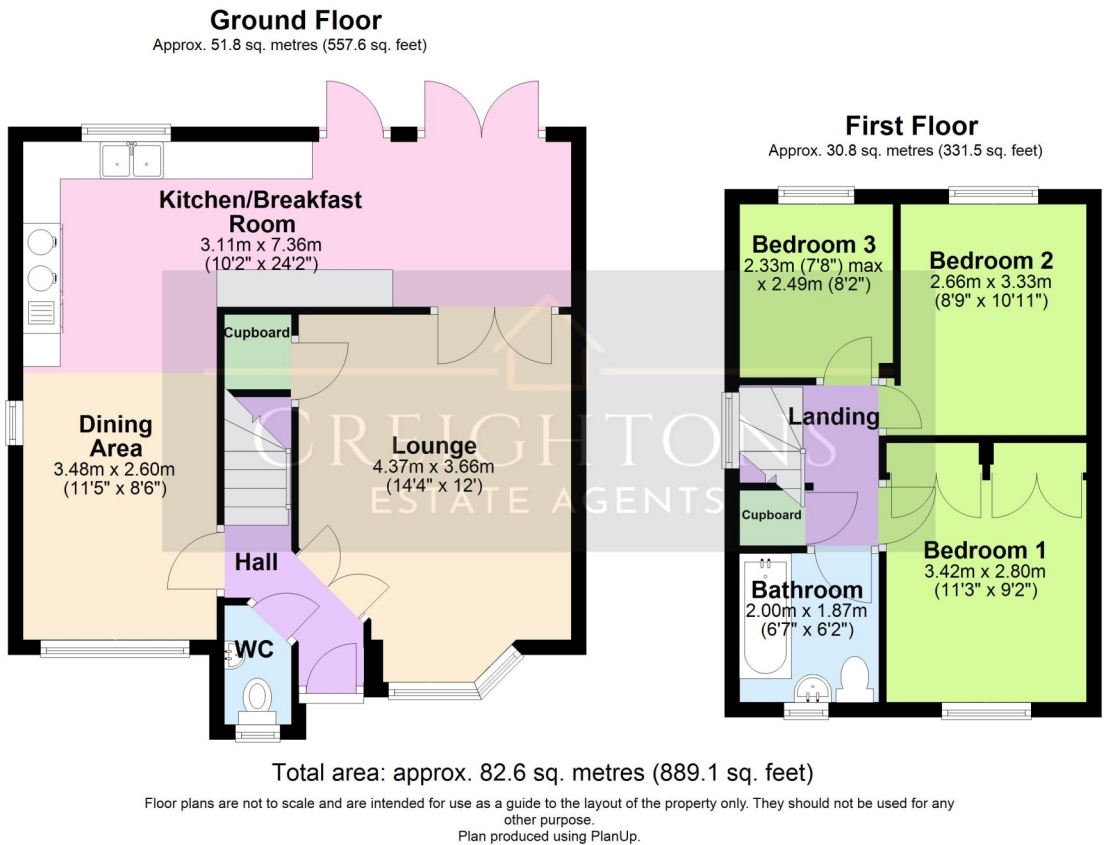
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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.





