





# Cloud Lea | Mountsorrel

Creightons Estate Agents are delighted to present this beautifully maintained one-bedroom townhouse, ideally situated in the desirable village of Mountsorrel. This well-presented home offers a perfect blend of modern living and practical space, making it an ideal choice for those looking to establish themselves in a welcoming community.

The property boasts a contemporary open-plan kitchen and living area, creating an inviting environment for everyday living and entertaining. A bright and airy conservatory extends the living space, providing a versatile area that can be used as a dining room, or home office. The mezzanine double bedroom, complete with sleek fitted wardrobes, offers a stylish and functional retreat. External to the property, a driveway at the front ensures off-road parking for convenience. Situated within a popular village setting, this property provides easy access to local amenities, schools, and transport links. An internal viewing is highly recommended to truly appreciate the quality and potential of this charming home.

- Immaculately presented mid-town house situated in the popular village of Mountsorrel
- Stylish mezzanine double bedroom featuring sleek fitted wardrobes
- Open plan refitted kitchen & living/dining space with conservatory
- Convenient off-road parking to the front of the home
- Great opportunity for first-time buyers looking to enter the property market
- 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 aswell 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 accessed through a welcoming hallway that provides a functional entry point into the home. To the right of the hallway, you will find the shower room, which is equipped with a shower, W.C., wash hand basin, and a sleek under-sink vanity cupboard that offers additional storage space.

From the hallway, you proceed into the main living area, which is an open-plan space combining the kitchen and living room. The kitchen is thoughtfully fitted with a range of units and complimentary worktops. The splashback features a tasteful tiled design in sage green, adding a splash of colour and character to the space. There is dedicated space for essential appliances including a cooker, washing machine, and fridge/freezer, making this kitchen fully functional for everyday living.

Adjacent to the kitchen, the lounge offers a comfortable and inviting area to relax and unwind. It benefits from a charming brick fireplace with a gas fire, creating a focal point and adding warmth and character to the room.

Leading from the main living area is a conservatory that overlooks the garden. This versatile space can be used as an additional reception room, dining area, or a home office, providing flexibility to suit your personal needs. The conservatory's large windows and doors create a seamless connection with the outdoor space, making it ideal for relaxing or entertaining guests while enjoying views of the garden. Overall, the layout and features of this property combine practicality with charm, offering a comfortable and well-designed living environment.



## FIRST FLOOR

A staircase leads from the living room up to the first floor, where you'll discover the mezzanine bedroom. This charming double bedroom is filled with an abundance of natural light streaming in through a large, welcoming window. The room is thoughtfully equipped with fitted wardrobes, providing convenient storage solutions while maximizing the available space. The mezzanine layout creates a cosy yet airy atmosphere, making it a perfect retreat to relax and unwind.

## OUTSIDE

To the front of the home there is accessible off-road parking. The rear garden is easy to maintain being totally paved allowing lots of space for dining.

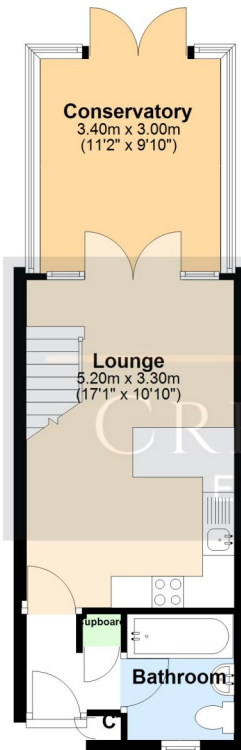




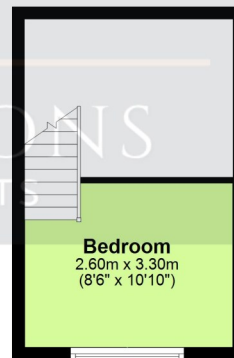


# Cloud Lea | Mountsorrel | Leicestershire

**Ground Floor**  
Approx. 34.0 sq. metres (366.2 sq. feet)



**First Floor**  
Approx. 8.3 sq. metres (88.8 sq. feet)



Total area: approx. 42.3 sq. metres (455.0 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.

**12 Cloud Lea, Mountsorrel**

## 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.

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band A.









