



Cloud Lea | Mountsorrel

A beautiful renovated detached family home, ideally located in the highly sought-after village of Mountsorrel. Perfectly positioned on a quiet cul-de-sac, within walking distance to local amenities, with great transport links to Loughborough and Leicester through regular bus routes. Whether commuting for work or leisure, residents benefit from straightforward travel options and quick connections to regional hubs.

The current owners have meticulously upgraded and maintained the residence to an exceptional standard, ensuring a move-in-ready experience for the new occupants. The property also benefits from a brand-new heating system, ensuring modern comfort and efficiency, and double glazing throughout. Set amidst idyllic, well-maintained gardens, the property provides a peaceful and private outdoor space to enjoy outdoor activities, gardening, or simply relaxing in a tranquil setting.

- Bright and airy living room with contemporary stone feature fire surround
- White high gloss kitchen with granite complimentary worktops and splash back with integrated appliances
- Newly installed heating system, including a new boiler and radiators for enhanced comfort
- Fully double-glazed throughout for improved insulation and security
- Generous conservatory overlooking the landscaped garden
- Three bedrooms and refitted family bathroom
- Driveway providing off road parking to the front of the home and additional side driveway leading to a detached single garage
- Private, landscaped rear 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 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 entered into via a welcoming, entrance hallway, which provides access to the ground floor accommodation. The bright and airy living room overlooks the front of the home with wood flooring throughout and stone feature fire surround and electric log effect fire. The living room opens onto the kitchen and has been completely transformed. Beautifully fitted with a white gloss kitchen with Granite worktops. The integrated appliances include : oven, microwave, fridge/freezer and washing machine with space for a dishwasher. There is a breakfast bar area ideal for casual dining with additional space for a table. The bi-folding doors connect the kitchen to the conservatory, creating an open-plan layout on the ground floor. Situated at the back of the home, the conservatory opens directly onto the landscaped gardens.

FIRST FLOOR

A staircase ascends from the ground floor to the first-floor landing where you will find two double bedrooms and a single. The primary bedroom is located to the front of the home, with two further bedrooms one located to front and the other to the rear. The bathroom has been refitted with a panelled bath with shower over, vanity unit which houses the wash hand basin and w.c.

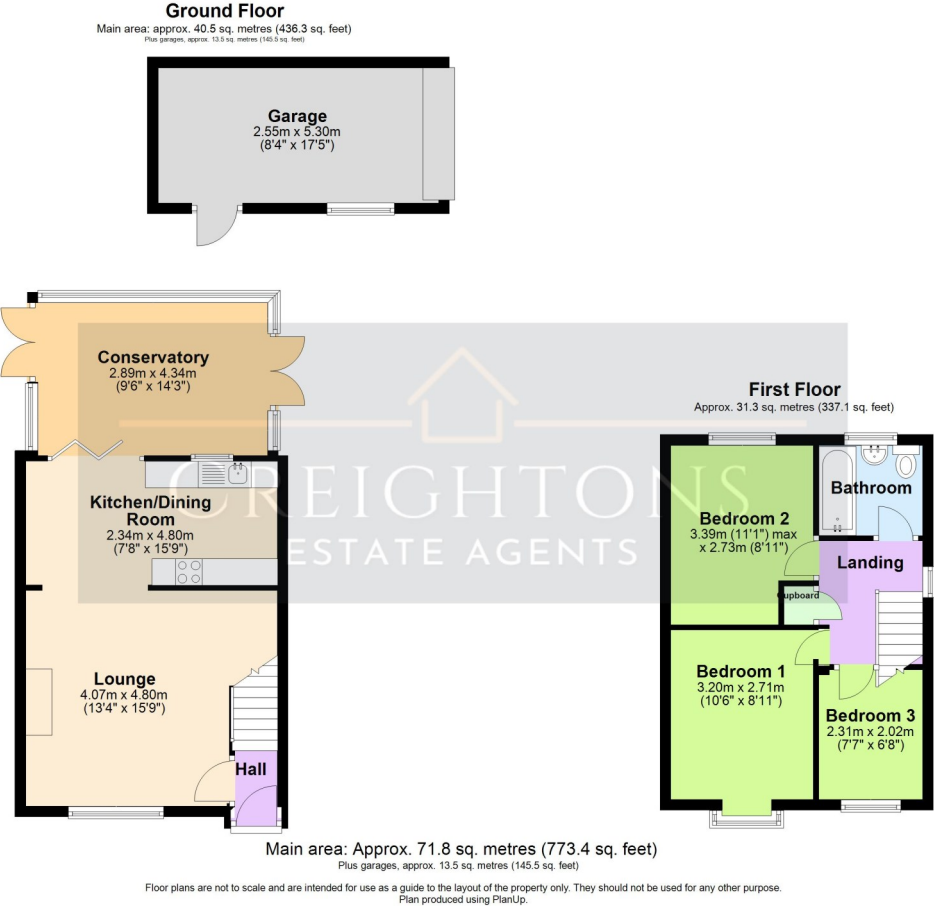


OUTSIDE

The property features a beautifully landscaped rear garden, complete with a spacious patio area ideal for outdoor dining and entertaining. There is also a generous raised bed designated for vegetable growing. The garden is equipped with two large sheds and a lean-to wooden greenhouse, providing ample storage and gardening space. Off-road parking is available at both the front and side of the property, while the rear driveway grants direct access to a detached single garage, offering convenient parking and storage solutions.



Cloud Lea | Mountsorrel | Leicestershire



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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.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





