



Flour House | Mountsorrel

Creightons Estate Agents are delighted to present this newly built, never-before-occupied three-bedroom mid-terraced home, situated in the highly desirable village of Mountsorrel.

Expertly designed with a contemporary finish, this stylish property is arranged over three floors and offers spacious, thoughtfully planned accommodation throughout. The home features two generously sized reception rooms, three well-proportioned bedrooms including a principal bedroom with en-suite, a modern family bathroom, double glazed casement windows throughout, and a landscaped rear garden that enjoys picturesque views overlooking the River Soar.

- Newly built, never-before-occupied mid-terraced home in the sought-after village of Mountsorrel with Modern design with high-quality finishes throughout
- Arranged over three floors offering spacious and versatile accommodation
- Stunning open-plan kitchen/diner with: High-spec fitted kitchen with wooden worktops, Central island and integrated appliances (fridge freezer, washing machine, dishwasher, electric oven & hob)
- Herringbone LVT flooring, LED downlights, and double doors leading to the garden
- Landscaped, private rear garden with soar river views
- Air source heat pump system for energy-efficient heating
- Available with NO UPWARD 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 leisure centre. The village offers fast access to Loughborough, Leicester, Nottingham, the M1 at Loughborough and local train stations offer commuting options to London. Local facilities also include Rothley Park Golf Club, Rothley Court Hotel and Restaurant as well as Leicestershire's only Michelin Star restaurant. Local beauty spots include Swithland Reservoir and Bradgate Park. Mountsorrel is convenient for access to Loughborough endowed schools and Ratcliffe College.







SECOND FLOOR

A carpeted staircase leads to the second floor, which is occupied by a spacious and characterful third bedroom located at the front of the property. This well-proportioned room features a partially vaulted ceiling on one side, adding architectural interest and a unique sense of space.

Two large skylights allow ample natural light to pour in, creating a bright and inviting atmosphere—ideal for use as a bedroom, home office, or flexible living area.

OUTSIDE

To the rear of the property, you'll find a generously sized garden, thoughtfully designed for both relaxation and practicality. A raised, slabbed patio area offers the perfect space for outdoor dining or entertaining, with steps leading down to a well-maintained lawn.

A rear access gate opens to a communal driveway, where the property benefits from one allocated parking space, complete with an EV charging point for added convenience. The garden is also equipped with an outdoor tap and a rear external light, en-

GROUND FLOOR

Upon entering the property, you are welcomed by a spacious and inviting entrance hallway, setting the tone for the high standard of finish throughout. To the right, the generously sized lounge offers a comfortable and stylish living space.

At the end of the hallway, the home opens up into a stunning open-plan kitchen and dining area—an impressive space designed for both everyday living and entertaining. The newly fitted kitchen features a high-specification finish, complete with a beautiful breakfast bar and elegant wooden worktops. Integrated appliances include a fridge freezer, washing machine, dishwasher, electric oven, and hob.

The ground floor is enhanced by herringbone-patterned LVT flooring, soft carpeted stairs, modern LED downlighting, and double doors leading out to a private patio area, perfect for al fresco dining and relaxation.

FIRST FLOOR

The first floor offers two generously sized double bedrooms, each thoughtfully designed to provide both comfort and functionality. The principal bedroom, located at the front of the property, benefits from a stylish en-suite shower room with contemporary fixtures and finishes.

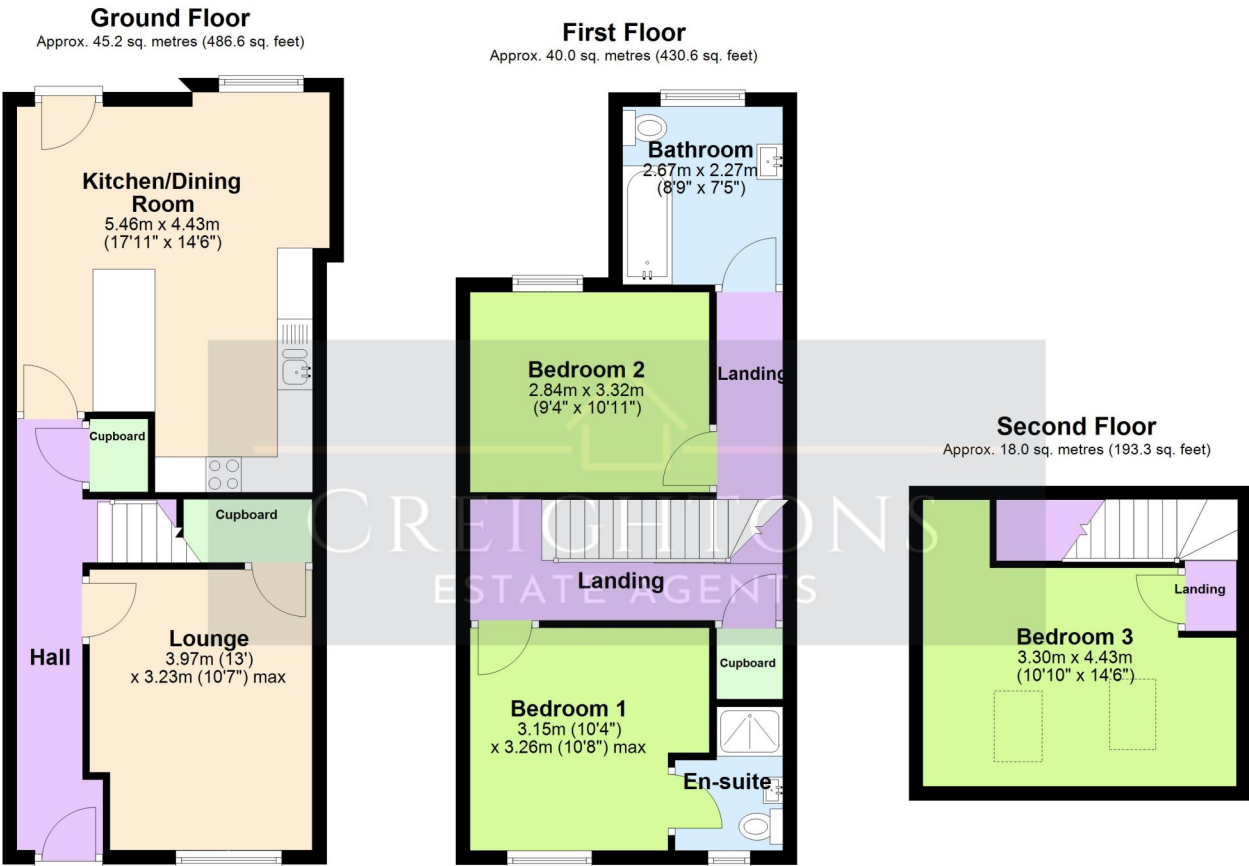
A beautifully appointed family bathroom serves the floor, featuring high-specification fittings complemented by a charming vintage-inspired design. Both bathrooms are finished with cushioned vinyl flooring for added comfort and practicality.

Bedroom three, positioned at the rear of the property, enjoys delightful views over the River Soar and the landscaped rear garden. Additionally, a spacious storage cupboard is conveniently located off the first-floor hallway, providing excellent additional storage solutions.

The home also benefits from an efficient air source heat pump system, offering sustainable and cost-effective heating throughout.



Flour House | Mountsorrel | Leicestershire



Total area: approx. 103.2 sq. metres (1110.5 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.

Flour House, 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

Air source heat pump system.

COUNCIL

Charnwood Borough Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





