



Mill House | Loughborough Road

Creightons Estate Agents are delighted to bring to market this exceptionally renovated six-bedroom end-terrace Mill House, located at the heart of Mountsorrel village and backing onto the tranquil River Soar. This expansive three-storey home has been thoughtfully modernised to combine original character with contemporary living.

Set across a generous floorplan, the home offers six spacious bedrooms, a beautifully fitted open-plan kitchen, three reception rooms including a formal lounge, dining room, and dedicated study/boot room, as well as a utility room, cellar, cloakroom, and ample storage. The bathrooms and shower rooms have all been finished to a high standard, offering both practicality and style. The home also boasts elegant interior finishes including quartz worktops, cast iron-style radiators, fire doors, and antique brass sockets and switches, bringing a refined yet homely feel.

- Original Mill House, fully renovated and modernised throughout
- Spacious six-bedroom family home over three floors
- Generous internal layout with multiple reception rooms and versatile living spaces
- Gas central heating, high-spec double glazing & cast iron-style radiators
- Stunning open-plan kitchen with quartz worktops
- Two private parking spaces via shared rear driveway

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







GROUND FLOOR

Upon entering the property, you are welcomed into a spacious hallway that sets the tone for the home's stylish and well-planned interior. To one side is a convenient downstairs cloakroom and access to a useful cellar—ideal for storage. The formal lounge sits at the rear of the property and benefits from elegant bi-fold doors that open out onto the garden, flooding the space with natural light and creating a seamless flow between indoor and outdoor living.

The heart of the ground floor is the impressive open-plan kitchen, beautifully fitted with Quartz worktops and a full range of integrated appliances, including an electric range cooker, American-style fridge freezer, dishwasher, washing machine, and dryer. The kitchen design thoughtfully blends modern practicality with classic finishes and opens onto the dining room, which offers ample space for family meals and entertaining guests. Also on this level is a separate study/ boot room, perfect for working from home or storing the messy bits away, and a dedicated utility room which keeps laundry and everyday essentials neatly tucked away.

SECOND FLOOR

The second floor is accessed via a return staircase and comprises two further spacious double bedrooms. These top-floor rooms are ideal for older children, guests, or even a private suite for extended family. Completing this level is an additional shower room, providing convenience and enhancing the property's suitability for large or multigenerational families. With ample natural light and generous proportions, the second floor offers a quiet and flexible living space, tucked away from the main hub of the home.

OUTSIDE

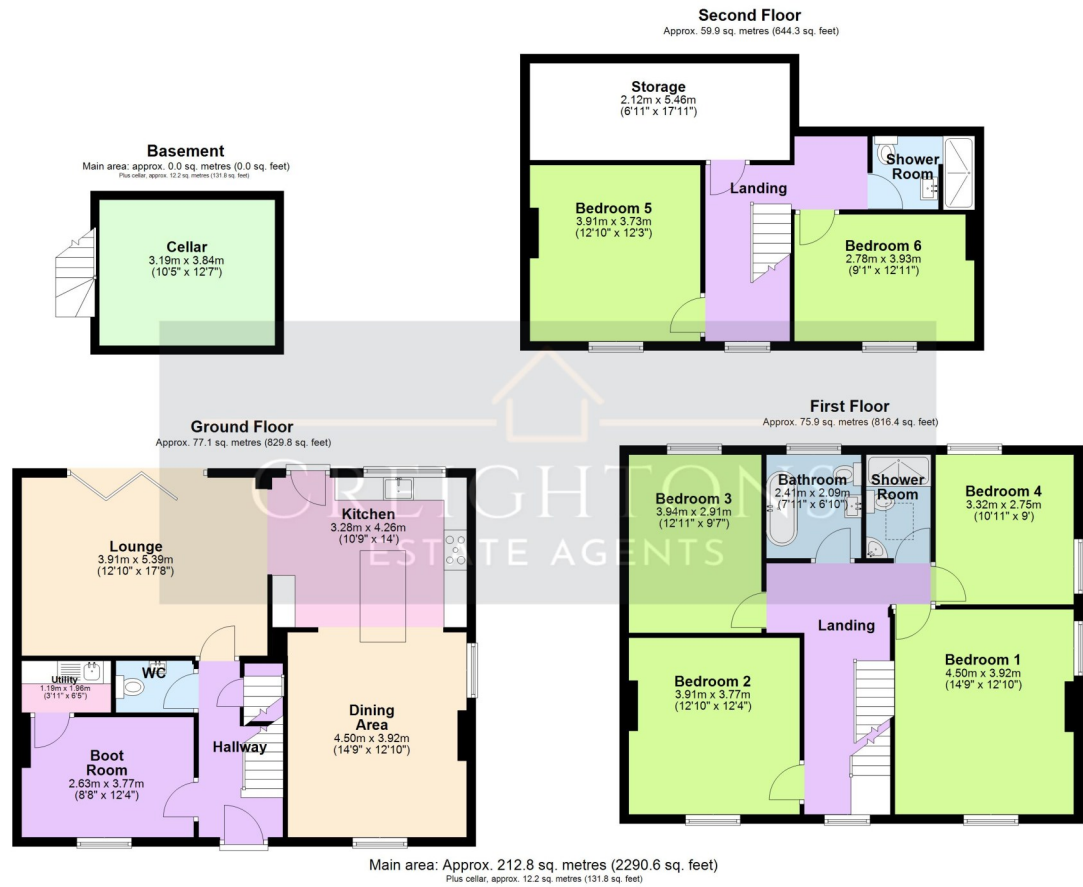
To the rear, the property features a beautifully landscaped garden with a lawn, paved patio area, and screen fencing for privacy—perfect for outdoor dining and entertaining. Accessed via a shared driveway, the home includes two private parking spaces at the rear. Additional external features include a stable-style back door, outdoor tap, and external lighting, adding charm and functionality.

FIRST FLOOR

The first floor is home to four generously sized bedrooms, all designed to offer comfortable and versatile accommodation. These rooms are well-proportioned, allowing for flexible use whether as bedrooms, guest rooms, or additional workspaces. A large, stylish family bathroom serves this level, complemented by a separate shower room to accommodate busy mornings or larger families. Each room features double-glazed windows, modern finishes, and thoughtful detailing that continues the home's cohesive design aesthetic.



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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 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.





