



Rockhill Drive | Mountsorrel

Situated in the desirable village of Mountsorrel, this three-bedroom home spans two floors. The property has been extended to the ground floor and comprises a large, tandem garage which measures approximately 22 feet. The house boasts a generous, private rear garden. Available with NO UPWARD CHAIN.

- Extended semi-detached home with generous rear garden
- Bright and airy living room located to the front of the home
- Extended dining kitchen to the rear
- Three bedrooms and family bathroom on the first floor
- Driveway at the front providing off-road parking leading to a large 22-foot tandem garage
- 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 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 features an entrance porch leading into the front-facing living room. The bright and airy living room is generous in size and has a feature fireplace and a staircase rising to the first floor. The kitchen is located at the rear of the home and is equipped with space for an oven, fridge/freezer and washing machine. Additionally, there is a dining room, previously extended and access to the garage.

FIRST FLOOR

A staircase from the living room leads to the first-floor landing. The primary bedroom is located at the front of the house with built in wardrobes, while bedroom two, a double room, is situated at the rear. Bedroom three is located at the front. From the landing, there is access to a family bathroom with a w.c and pedestal wash basin.



OUTSIDE

The driveway at the front provides off road parking and leads to a large tandem garage. The rear garden is mainly laid to lawn with mature trees and shrubs.



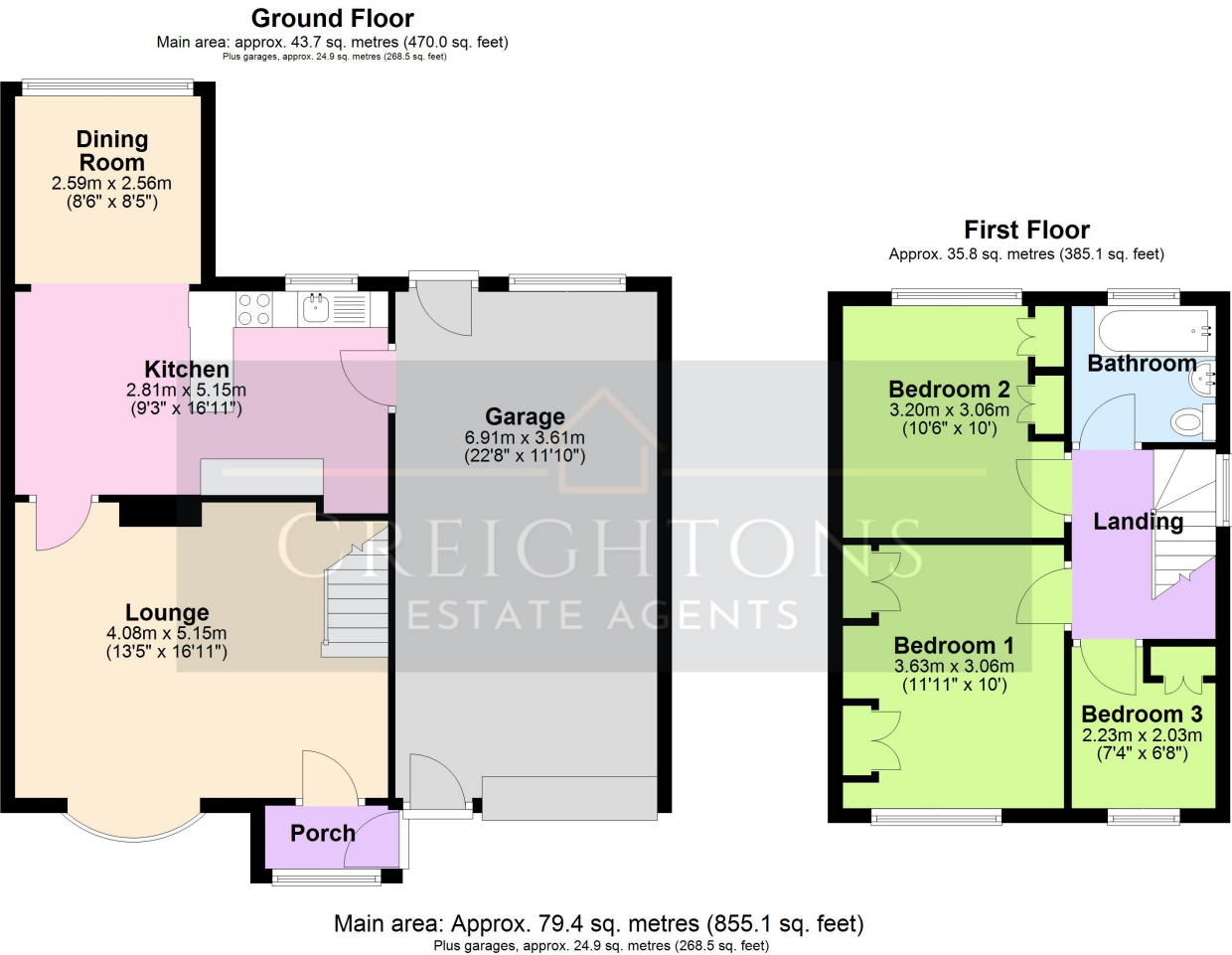
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



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.

52 Rockhill Drive, Rothley

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





