



Rockhill Drive | Mountsorrel

Nestled within the desirable and picturesque village of Mountsorrel, this well-presented three-bedroom property is the perfect family home offering versatile living space suited to modern family life. The ground floor comprises a welcoming entrance hallway, a comfortable living room featuring an elegant electric fireplace with a sleek white surround, and a contemporary kitchen equipped with a range of cabinetry. The kitchen boasts space for all essential appliances, including a range cooker, washing machine, dishwasher, and fridge/freezer, complemented by striking black and white splashback tiling, modern tiling, and grey worktops and floor tiles.

- Charming three-bedroom semi-detached family home located in the highly sought-after village of Mountsorrel
- Kitchen with a contemporary feel, leading to a spacious conservatory perfect for relaxed living and dining
- Featuring a stylish, fully refitted family bathroom on the first floor
- Loft conversion providing the property with three generously proportioned double bedrooms
- Driveway featuring ample space for off-road parking, leading to a

LOCATION

Mountsorrel is a well-served village in the Charnwood Forest area, centred around a traditional village green. It offers a range of local amenities, including popular pubs, restaurants, shops, and gyms. The wonderful heritage railway centre is also conveniently located nearby with two museum sites, café and visitor centre.







GROUND FLOOR

Upon entering the property, you are welcomed into the entrance hallway that leads to the ground floor accommodation. The living room's feature electric fireplace creates a cosy ambiance, perfect for relaxing evenings. The kitchen, situated at the rear, is equipped with modern cabinetry and appliances, offering both functionality and style. The conservatory extends the living space, providing a bright and airy area suitable for dining or additional relaxation, with direct access to the garden.

FIRST FLOOR

The first-floor landing grants access to two double bedrooms and a family bathroom. The bedrooms are generously proportioned, offering versatile use as master and guest rooms. The bathroom has been fully upgraded to a contemporary standard, with a bath, WC, and a stylish vanity sink unit.



OUTSIDE

The front of the property features a driveway providing off-road parking, leading to a single garage that offers secure storage. The rear garden has been thoughtfully landscaped to include a decked area and patio space—perfect for outdoor dining and entertaining. Additional features include raised garden beds, mature shrubs, and a pond, creating a tranquil outdoor environment.



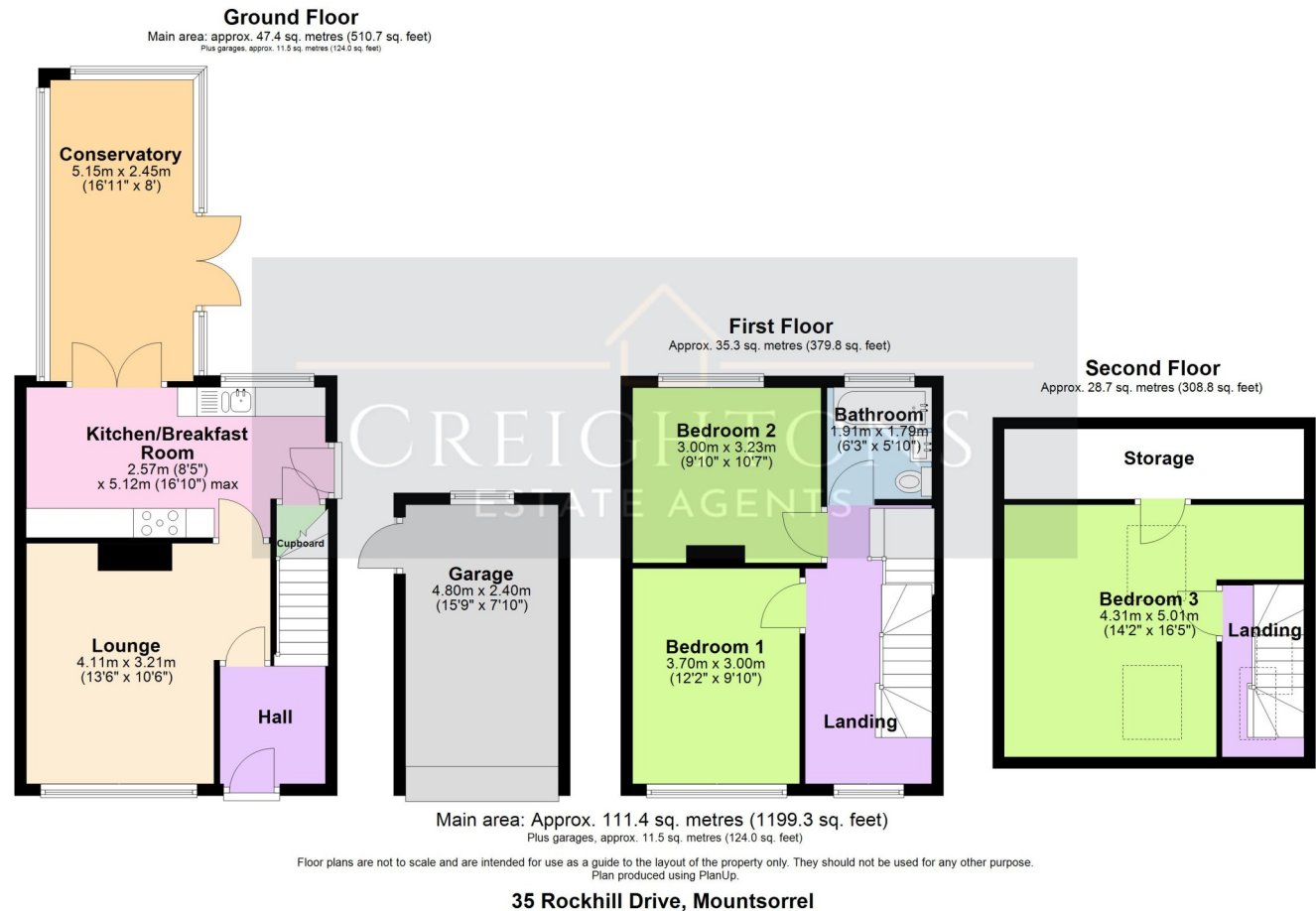
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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.





