



# Heron Close | Mountsorrel

Creightons Estate Agents are delighted to present this superb three-bedroom detached family home, thoughtfully arranged over two floors. Positioned in the desirable village of Mountsorrel, this property benefits from a well-maintained interior and a convenient location. The property is available with NO CHAIN, making it an ideal opportunity for buyers seeking a move-in-ready home.

- A well-maintained, detached residence situated in the highly sought-after village of Mountsorrel
- Featuring three-bedrooms and a family shower room
- Bright and inviting lounge, dining kitchen, and a generous conservatory
- Driveway offering ample off-road parking, leading to a single garage
- Offered with NO UPWARD CHAIN, ensuring a swift purchase process

## 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.





ALWAYS USE  
TOPPER





## GROUND FLOOR

Upon entering the property, you are welcomed into a welcoming hallway that provides direct access to the central staircase leading to the first floor. The spacious and luminous lounge, situated to the front of the property, features a charming fireplace with a black surround and cream hearth, complemented by oak effect flooring. Two large windows allow an abundance of natural light to fill the room, creating a warm and inviting atmosphere.

Adjacent to the lounge is the dining kitchen, fitted with an array of white units and complemented by worktops and a tiled splashback. Integrated appliances include a double oven, gas hob with extractor fan, and space for a washing machine, dishwasher, and fridge/freezer. The kitchen seamlessly opens into a generously proportioned conservatory, which overlooks the garden and provides versatile additional living space. There is black tiled flooring throughout the kitchen and conservatory.

## FIRST FLOOR

Stairs from the hallway ascend to the first-floor landing, which provides access to three bedrooms and the family shower room. The principal bedroom boasts fitted wardrobes, offering ample storage space. The two additional bedrooms include a spacious double and a comfortable single, ideal for family or guest use. The family shower room is equipped with a large, modern shower enclosure, tiled splashbacks, a washbasin, and a W.C., completing the upper level.

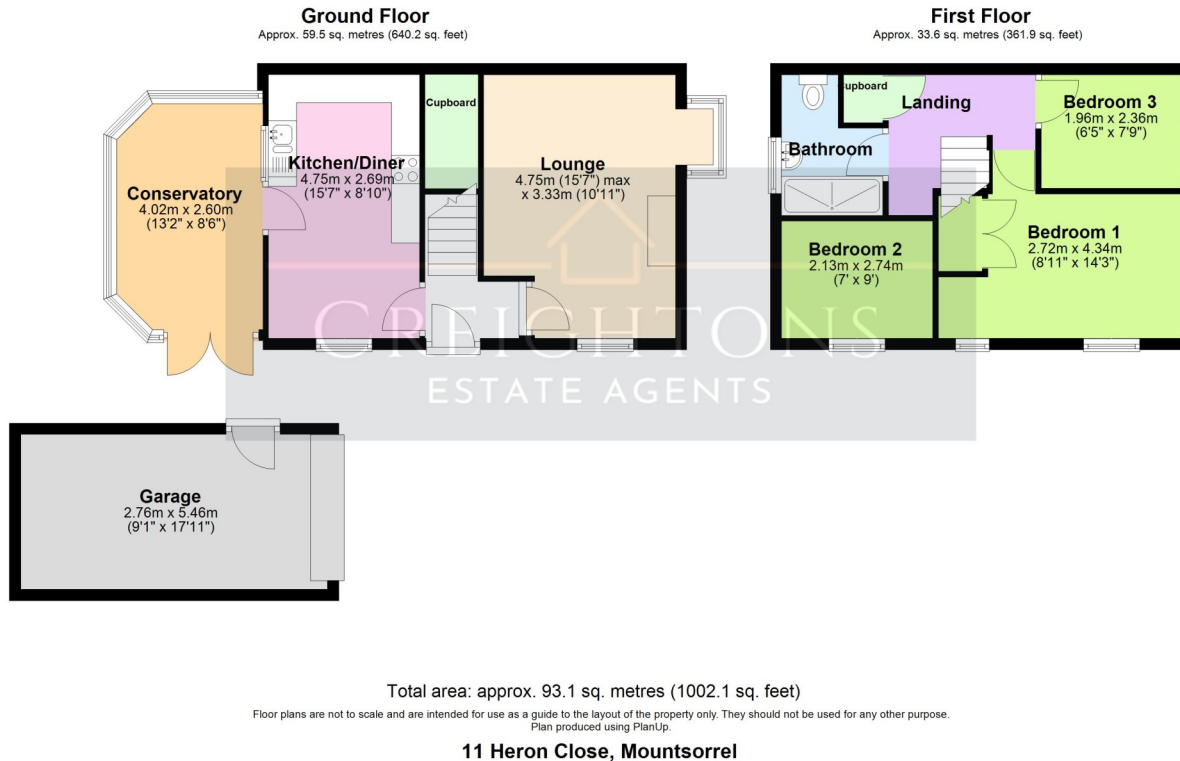
## OUTSIDE

The property benefits from a driveway for tandem parking, leading to a single garage with side access from the garden. The rear garden is predominantly laid to lawn and pebbled, featuring a decked area with a pergola, ideal for outdoor dining and relaxation. Additional patio space provides further seating areas, perfect for entertaining. A side door provides convenient access from the garden to the garage, enhancing practicality.





# Heron Close | Mountsorrel | Loughborough

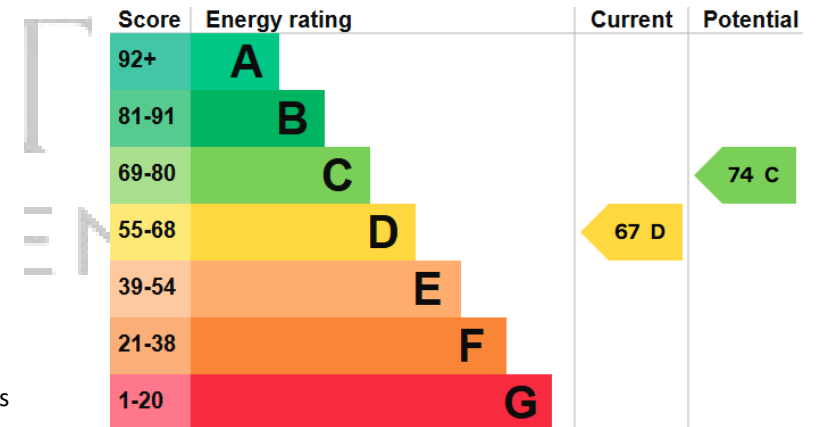


## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band C.



## 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.



