



Seaton Road | Mountsorrel

Creightons Estate Agents are pleased to offer this beautifully maintained, modern three-storey family residence located in the highly desirable village of Mountsorrel. Situated within the popular Fieldfare development, this spacious home spans three levels and features versatile, well-designed living spaces. The property includes an open plan living and dining area, a modern kitchen equipped with integrated appliances, and a charming Juliette balcony, providing an ideal setting for both everyday living and entertaining guests. The residence's thoughtful layout and high-quality finishes make it a perfect choice for families seeking comfort and convenience in a sought-after location.

- Built in 2019 by Jelson Homes, this stylish designed modern family home known as the “Redwing” house type is set over three floors is located on the popular Fieldfare development in Mountsorrel
- Spacious open plan living, dining/kitchen with Juliette balcony overlooks the front of the home with the benefit of integrated appliances and ample space for dining and relaxation
- Generous living room located on the first floor with separate study/bedroom four located on the ground floor with utility room and downstairs w.c
- Three further bedrooms to the top floor, including a primary with an en-suite shower room
- Established, low-maintenance rear garden, ideal for outdoor relaxation and entertaining.
- Driveway providing off road parking and single integral garage
- Available with NO UPWARD CHAIN

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. The village provides quick access to Loughborough, Leicester, and the M1 motorway via Markfield. Local attractions include Rothley Park Golf Club, Swithland Reservoir, and Bradgate Park. The village is also conveniently located for access to local primary and secondary schools. The heritage railway centre is also conveniently located nearby with two museum sites.







GROUND FLOOR

Upon entering the home, you are greeted by a spacious entrance hall that provides convenient access to several key areas of the home. These include the integral garage, utility room, designed for laundry and a downstairs w.c., providing essential convenience on the ground floor; and a versatile bedroom four that can also serve as a home office, accommodating various lifestyle needs. The layout ensures a seamless flow between functional spaces, enhancing both comfort and practicality.

FIRST FLOOR

The open plan living, dining, and kitchen area is situated on the first floor of the home. The contemporary kitchen has been thoughtfully designed and features shaker-style cabinets, complimentary worktops, and a tiled splashback that enhances its aesthetic appeal. It is fully equipped with modern appliances, including an integrated electric double oven, a gas hob with an extractor fan, a dishwasher, and a fridge/freezer, ensuring convenience and functionality. The spacious living room is positioned at the rear of the property and benefits from a Juliet balcony, providing an inviting space for relaxation and social gatherings, creating an open and airy environment ideal for modern living.

SECOND FLOOR

The top floor of the property features three additional bedrooms, providing ample space for family members or guests. The primary bedroom offers a pleasant view of the rear garden, creating a tranquil environment. This spacious double bedroom benefits from an en-suite shower room, enhancing convenience and privacy. Additionally, this floor includes a family bathroom equipped with modern fixtures, serving the other bedrooms. Two further bedrooms are also situated on this level.

OUTSIDE

The low-maintenance rear garden is predominantly laid to lawn, creating a tranquil outdoor space suitable for relaxation and social gatherings with paved patio area. The driveway is located to the front of the home provides off road parking for two vehicles as well as access to the single integral garage.





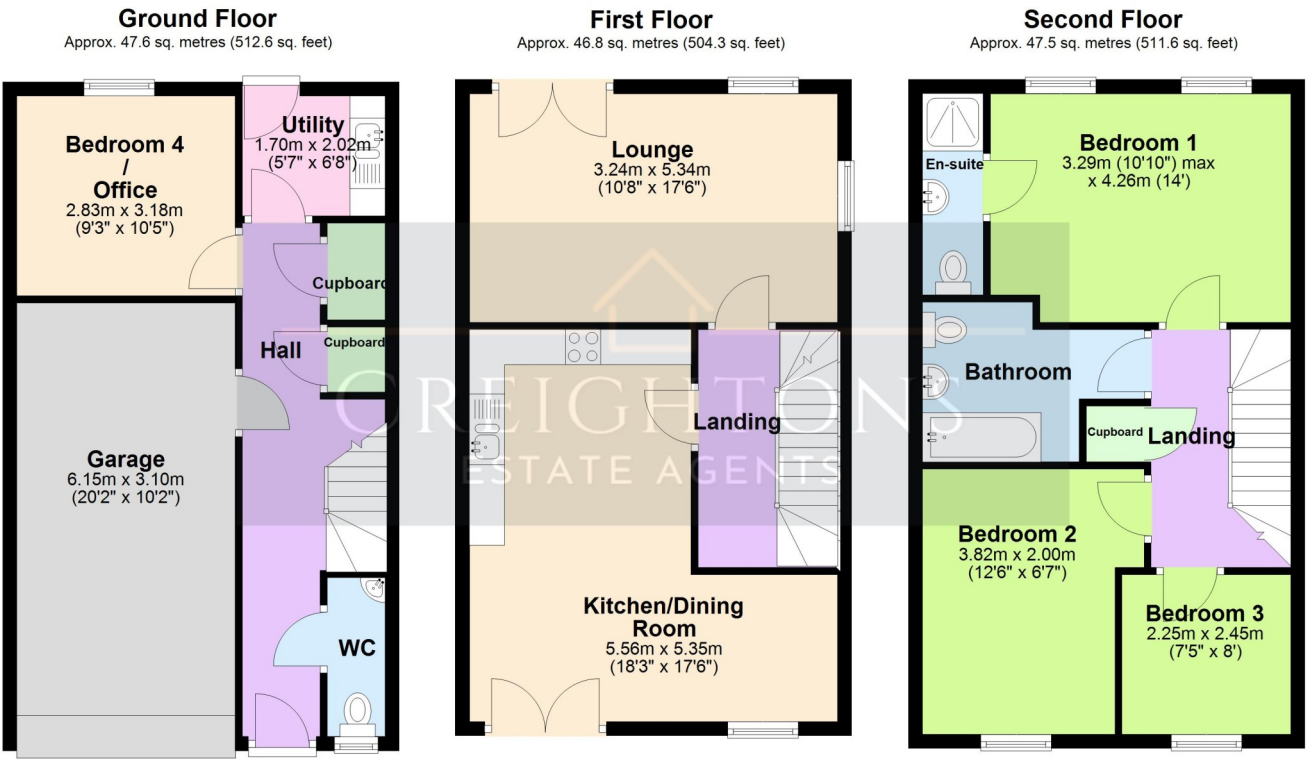
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SERVICES

All mains services are available and connected.

COUNCIL

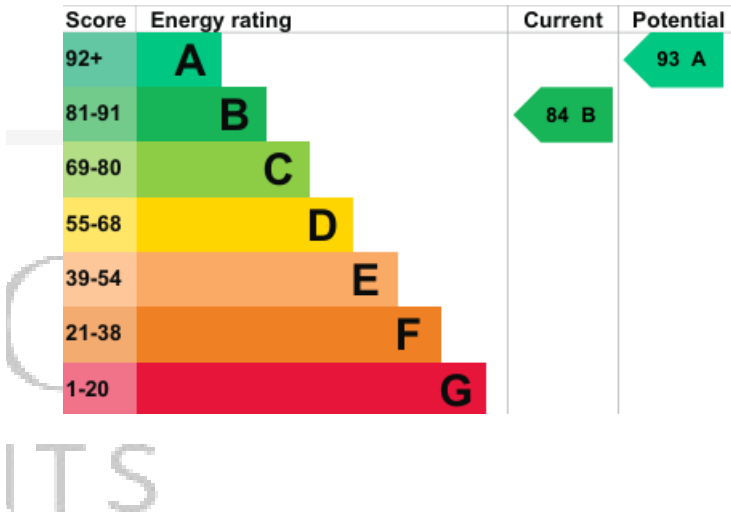
Charnwood Borough Council. Council tax band D.



Total area: approx. 142.0 sq. metres (1528.5 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.

19 Seaton Road, 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.



