



Hawcliffe Road, Mountsorrel, LE12 7AQ



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A STYLISH MODERN 1 BEDROOM TOWN HOUSE SITUATED TOWARDS THE EDGE OF THIS WELL SERVED VILLAGE. GOOD SIZED ACCOMMODATION HAVING GAS CENTRAL HEATING AND UPVC D/G, COURTYARD STYLE GARDEN AND PARKING SPACE.

This modern town house is situated on a corner plot on the edge of the village and offers good sized accommodation over two floors including open entrance porch with built in store, lounge with bay window to side, door and window to front and staircase leading to the first floor. Fitted Kitchen with windows to front and side and understairs storage area. To the first floor is a landing, double bedroom with front and side windows and bathroom with white suite. Outside offers a mainly slabbed garden to front and side with gravel borders and a variety of shrubs.

The property also has a single parking space situated just off Hawcliffe Road.





## Key Features

- MODERN 1 BEDROOM TOWN HOUSE
- EDGE OF VILLAGE LOCATION
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ENTRANCE PORCH, LOUNGE, FITTED KITCHEN
- LANDING DOUBLE BEDROOM AND BATHROOM
- PAVED LOW MAINTENANCE GARDEN
- SINGLE PARKING SPACE
- NO CHAIN

**Guide Price**  
**£135,000**





**Ground Floor**

Floor area 21.8 sq.m. (235 sq.ft.) approx



**First Floor**

Floor area 21.8 sq.m. (235 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
Created using Vision Publisher™



EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority  
Charnwood Borough Council



To view this property please contact our Loughborough office on 01509 235534



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