



FOR SALE  
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Kingfisher Road Mountsorrel LE12 7FG



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



# Key Features

- DAVID WILSON BUILD - FORMER SHOW HOME
  - SOUGHT AFTER DAVID WILSON BUILT DEVELOPMENT ON THE EDGE OF THIS WELL SERVED VILLAGE
- GREAT ACCESS FOR LOUGHBOROUGH, LEICESTER AND THE MOTORWAY NETWORK
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS AND DOORS
- PORCH, RECEPTION HALL, CLOAKROOM/W.C., THROUGH LOUNGE
- SEPARATE DINING ROOM WITH 'BANDSTAND' BAY WINDOW, STUDY
  - FITTED BREAKFAST KITCHEN, UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE BATHROOM, 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- EXTENSIVE DRIVEWAY AND PARKING DETACHED DOUBLE GARAGE
- GOOD SIZE PRIVATE SOUTH FACING REAR GARDEN.





## The Property

AN EXTREMELY WELL PRESENTED, EXECUTIVE, 4 BEDROOM DETACHED HOUSE ON A HIGHLY SOUGHT AFTER DEVELOPMENT. GAS CENTRAL HEATING UPVC DOUBLE GLAZED WINDOWS AND DOORS, CANOPY PORCH, RECEPTION HALL, CLOAKROOM/W.C., THROUGH LOUNGE WITH BAY WINDOW TO FRONT, SEPARATE DINING ROOM WITH 'BANDSTAND BAY' WINDOW TO REAR, STUDY, FITTED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES, UTILITY ROOM. FIRST FLOOR GALLERY LANDING, MASTER BEDROOM WITH LARGE EN SUITE BATHROOM, 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM. EXTENSIVE DRIVEWAY AND DETACHED DOUBLE GARAGE, GOOD SIZE SOUTH FACING PRIVATE REAR GARDEN.

This delightful spacious family home is situated on this highly sought after development on the outskirts of Mountsorrel and is within easy reach of all the village amenities, shopping and leisure facilities. Built by David Wilson homes in 1996, this property was the original show home and a viewing is highly recommended in order to fully appreciate the accommodation on offer.

Being just a short distance from the A6 intersection, access is easy for Loughborough, Leicester and the motorway network.

The property has been well looked after by its present owners and offers nicely presented living accommodation with the added benefit of built in wardrobes to all 4 double bedrooms.

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- carefully.access.brother

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH

With entrance door and side panels leading to:-

#### RECEPTION HALL

With stylish laminate flooring, ceiling downlights, staircase to first floor with storage cupboard below, radiator.

#### CLOAKROOM/W.C.

With window to front, w.c., wash basin and radiator.

#### THROUGH LOUNGE

11'8" x 22'8"

With bay window to front and French doors and side panels to rear garden, Limestone fire place and hearth with fitted gas fire, 2 radiators, twin multi pane glazed doors to hall.

#### DINING ROOM

9'6" x 13'11" max

With 'Band Stand' style bay window to rear, radiator, multi pane glazed door to kitchen.

#### BREAKFAST KITCHEN

11'10" x 12'11" max

With window to rear extensive range of fitted base, drawer and wall units, work surfaces, 4 ring gas hob with brushed steel canopy above, Neff electric double oven, inset sink top and mixer tap, space for American style fridge freezer and space for dish washer, built in wine rack, tiled splashbacks and tiled floor. Ceiling down lights, radiator, door to Utility room.

#### UTILITY ROOM

4'9" x 5'7"

With half glazed door to side, base and wall cupboards, work surface, stainless steel sink bowl, space and plumbing for washing machine, wall mounted central heating boiler

#### PART GALLERY LANDING

With feature arched window to front, radiator, airing cupboard and loft access.

#### MASTER BEDROOM

11'5" x 12'7" max

With window to front, radiator and an extensive range of fitted wardrobes, door to en suite.

#### EN SUITE BATHROOM

8'4" x 9'9"

With windows to side and rear, white suite comprising w.c., wash basin and corner 'Whirlpool' bath with shower over, tiled splashbacks and floor, heated towel rail.

#### BEDROOM 2

10'3" x 11'1" max

With window to rear, radiator and fitted wardrobe.





#### BEDROOM 3

8'11" x 11'7"

With window to rear, radiator and built in wardrobe.

#### BEDROOM 4

12'2" x 7'2"

With window to front, radiator and built in wardrobe.

#### BATHROOM

With window to rear, white suite comprising w.c., wash basin and 'Jacuzzi' shower bath with shower over and screen, fully tiled walls and floor, heated towel rail.

#### OUTSIDE

##### FRONT GARDEN AND DRIVEWAY

Having an extensive driveway/parking area with shrub and hedge borders, gated access leading to the side and rear.

##### DETACHED DOUBLE GARAGE

16'9" x 17'4"

With an electrically operated sectional door to the front, side access door and storage to the roof space.

##### REAR GARDEN

A good size rear garden with a southerly aspect having patio, lawn, gravelled area to the side, various shrubs and trees, timber garden shed.

#### EPC

Rating: 'C'

Council Tax Band

Council Tax Band: 'E'

#### Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

#### Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

#### Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.







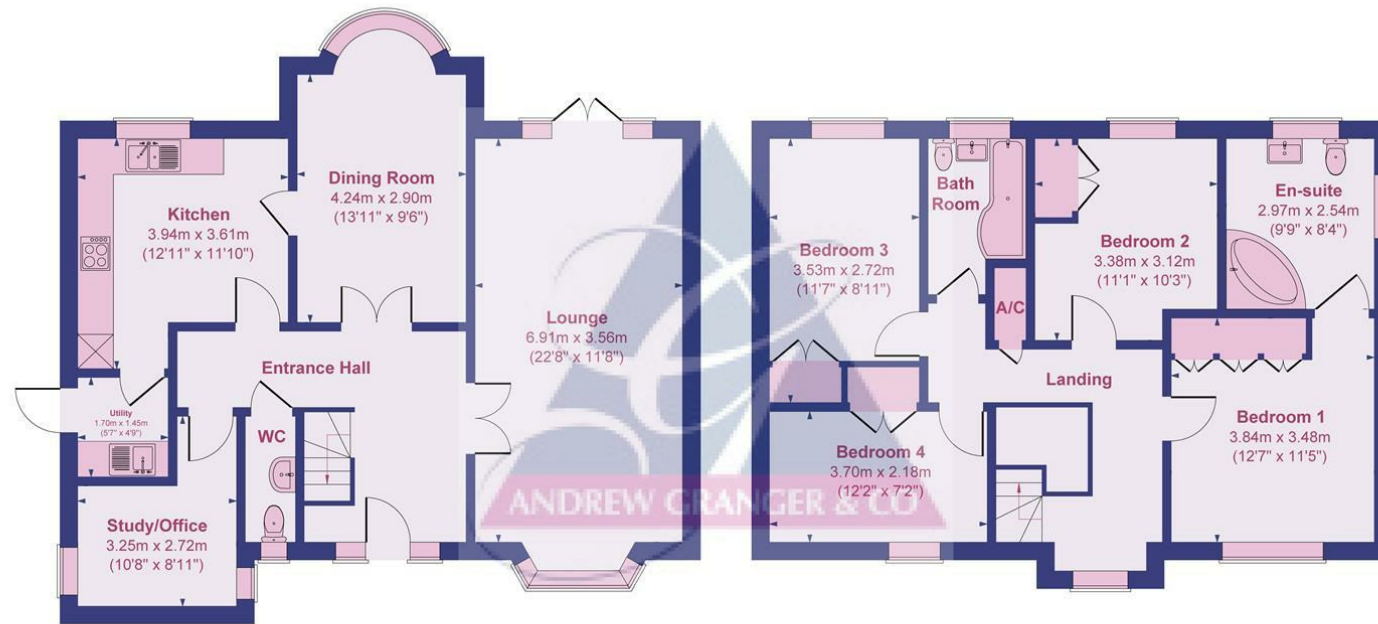






# Floorplan

**Approximate Gross Internal Area**  
151.8 sq. m. (1636 sq. ft.)



**Ground Floor**  
Floor Area 79.6 sq.m. (857 sq.ft.) approx

**First Floor**  
Floor Area 72.2 sq.m. (779 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate  
Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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