



Kingfisher Road Mountsorrel LE12 7FG







# Key Features

- LUXURIOUSLY APPOINTED DETACHED HOME
- BUILT BY DAVID WILSON HOMES TOWARDS THE EDGE OF THE VILLAGE
- SKILFULLY EXTENDED TO PROVIDE A STUNNING OPEN PLAN LIVING DINING KITCHEN
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, POLISHED TILED FLOOR THROUGHOUT THE WHOLE GROUND FLOOR
  - HALL, CLOAKROOM/W.C., STUDY, LOUNGE
- OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLD DOORS TO GARDEN
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
  - 3 FURTHER GOOD SIZE BEDROOMS AND BATHROOM
- DRIVEWAY AND DETACHED DOUBLE GARAGE
  - GARDENS TO FRONT, SIDE AND REAR.





## The Property

The luxuriously appointed and skilfully extended detached house was built by David Wilson Homes and is situated on the edge of this well served village. The accommodation has gas central heating and UPVC double glazing, the whole of the ground floor accommodation has attractive polished flooring. The accommodation includes entrance hall, cloakroom/w.c., study, lounge, large open plan living dining kitchen with bi-fold doors onto the garden. To the first floor is a main bedroom with en suite shower room, 3 further good sized bedrooms and family bathroom.

Outside, the property stands on a corner plot with a driveway for several vehicles leading to a detached double garage. There are gardens to front, side and rear.





## VIEWINGS & DIRECTIONS

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

What 3 words location:- primed.undulation.bluff

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

With half glazed front door and side panel, radiator, polished tiled floor, staircase to first floor.

#### CLOAKROOM/W.C.

With window to side, suite comprising w.c. and wash basin.

#### STUDY

With bay window to front and further window to side, radiator, downlights.

#### LOUNGE

With bay window to front and further window to side, 2 radiators, space for wall mounted tv and display area below, downlights, twin glazed doors to kitchen.

#### OPEN PLAN LIVING DINING KITCHEN

With full width bi-fold doors to rear leading to the rear garden, window to side and 4 Velux rooflights to rear, extensively fitted with a range of flush fronted base, drawer and wall units, quartz work surfaces with underdrawn sink and mixer tap, large island unit with quartz top, downlights, radiators, wall mounted tv point. NOTE - the high quality integrated appliances will all be available by separate negotiation.

#### FIRST FLOOR LANDING

With window to side and airing cupboard.

#### BEDROOM 1

With window to front, radiator and fitted wardrobes, door to en suite.

#### EN SUITE SHOWER ROOM

With window to side, stylish suite comprising w.c. with concealed cistern, wash basin set into vanity unit with cupboard below and shower cubicle, fully tiled walls, heated towel rail.

#### BEDROOM 2

With 2 windows to front, radiator and fitted wardrobes.

#### BEDROOM 3

With window to rear, radiator and built in wardrobe.

#### BEDROOM 4

With window to rear, radiator and built in wardrobe.

#### BATHROOM

With window to rear, suite comprising w.c., wash basin and bath, tiled splashbacks and floor, radiator.







## OUTSIDE

### FRONT GARDEN

With tarmac driveway providing parking for several vehicles, lawn with hedged boundary and trees.

### DETACHED DOUBLE GARAGE

With twin up and over doors to front, power and lighting. We understand from the owners that planning permission has previously been granted to convert the garage into living accommodation.

### REAR GARDEN

Predominantly lawned with walled and fenced boundaries, Maple tree, outside lighting.

### EPC

Rating: 'A'

### 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 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

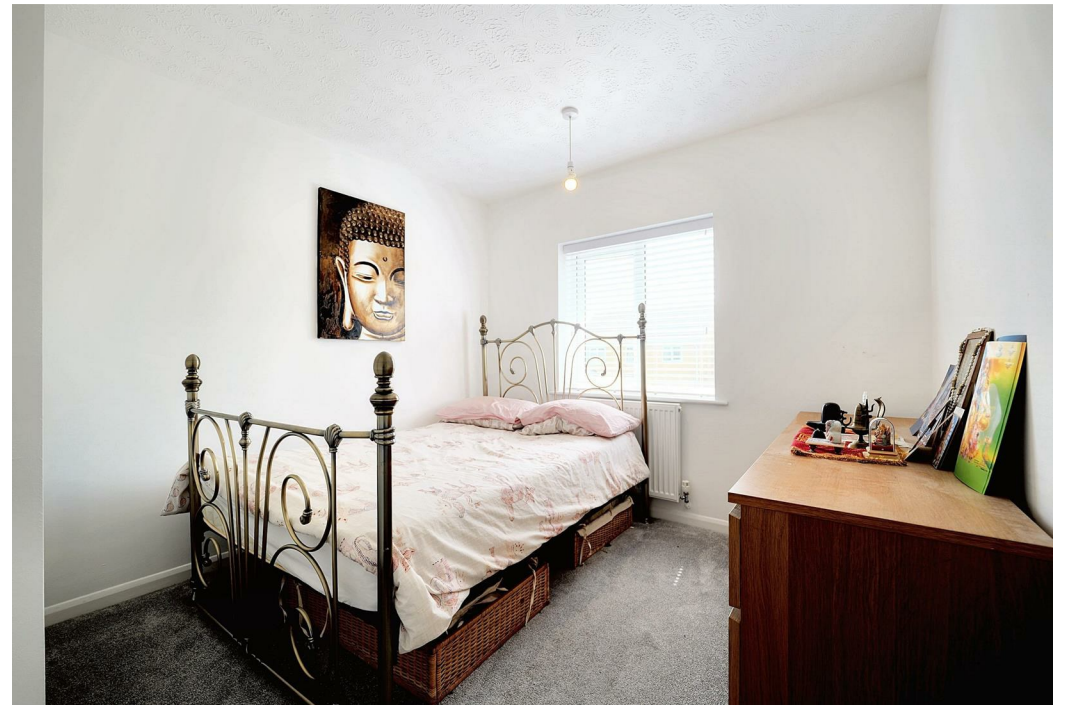
### Market Appraisals

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

### Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.











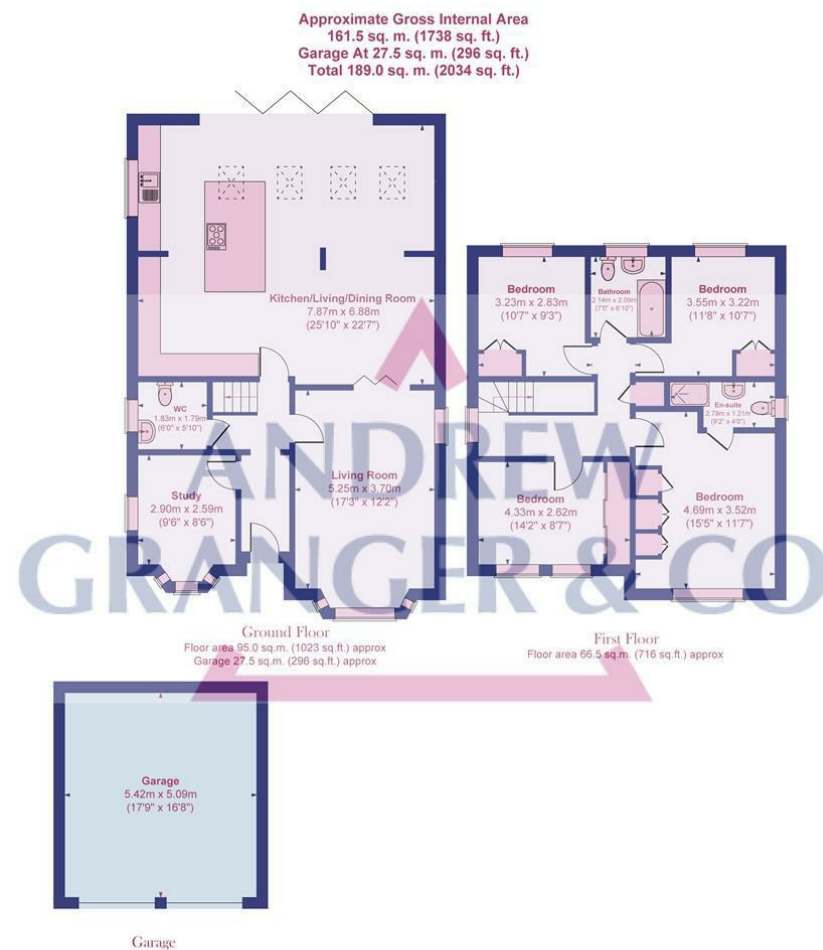








# Floorplan



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





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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