



Main Street, Mowsley, LE17 6NT

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
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Property Description

A detached four bedroomed family home with stunning views to the rear over beautiful south Leicestershire countryside, occupying a plot of around 0.15 acres.

The property offers good sized living accommodation across two floors and briefly comprises of an entrance hallway, ground floor cloakroom, lounge with separate formal dining room, the well appointed breakfast kitchen has a good range of units and a range cooker, to the far side of the hallway is the hobby room/playroom with a useful store room off. To the first floor are three bedrooms, the principal bedroom fitted with a range of bedroom furniture which provides hanging and storage space and an en-suite shower room, there is a family bathroom fitted with a modern suite, study area which gives access up to the converted attic bedroom, boasting an en-suite shower room and views over the rear of the property and rolling countryside beyond. Externally, a carriage driveway to the front provides ample car standing, a gate to the side give access through to the rear garden which has a large patio area, shaped lawn, well stocked and maintained borders, views to the rear.

The popular village of Mowsley is surrounded by some of South Leicestershire's most attractive open countryside, and has a reputable primary school, village hall, public house and historic church. Shopping facilities are available in nearby Kibworth, with more comprehensive amenities in the thriving town of Market Harborough which also has mainline services to London St. Pancras, other neighbouring centres include the city of Leicester and Lutterworth.





Key Features

- Stunning Countryside Views
- Detached Family Home Set over Three Floors
- Lounge, Separate Dining Room
- Playroom/Hobby Room
- Well Appointed Breakfast Kitchen
- Principle Bedroom with En-Suite
- Family Bathroom
- Mature Gardens
- Village Location
- In All About 0.15 Acres

**Offers Over
£700,000**



Approximate Gross Internal Area
221.6 sq. m. (2386 sq. ft.)



Ground Floor
Floor Area 108.3 sq.m. (1166 sq.ft.) approx



First Floor
Floor Area 85.8 sq.m. (924 sq.ft.) approx



Second Floor
Floor Area 27.5 sq.m. (296 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



EPC Rating - D

Tenure - Freehold

Council Tax Band - G

Local Authority
Harborough District Council

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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on 01858 431315

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