

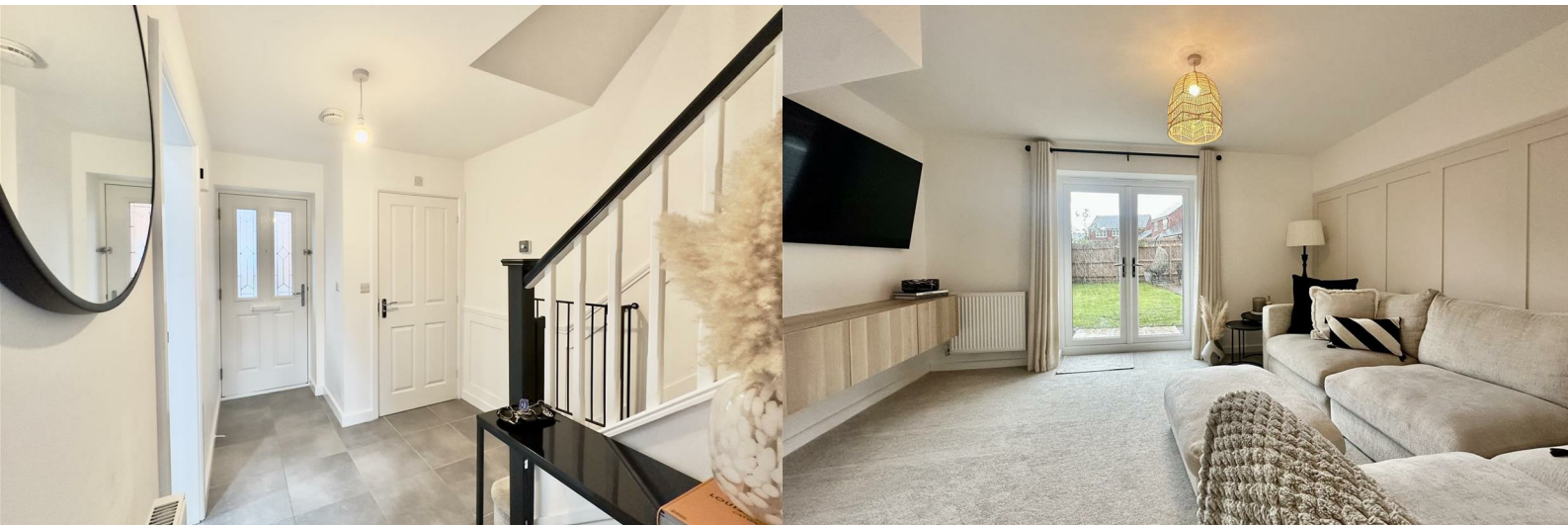
Holdings

A Modern Estate Agent



4 Kirkby Place , Mountsorrel, LE12 7ZU

£235,000



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Enter the property via composite glazed door under storm porch. The welcoming entrance hallway has doors communicating to downstairs W.C, kitchen, lounge, stairs rising to first floor and the Hive heating control. To the right of the hall is the kitchen which is fully equipped with a range of shaker style wall and base level storage units with worksurfaces over. There is space and plumbing for washing machine, dishwasher, inset gas hob with extractor over and AEG electric oven below, integrated fridge freezer and inset sink and draining unit. The lounge/diner is located at the rear of this property, and it spans the full width of the plot making it a spacious, bright, and airy room to relax or entertain guests. French doors flow from the lounge onto the rear garden.

The first-floor landing has carpeted flooring, doors communicating to all upstairs accommodation and hatch allowing access to loft space. The Master bedroom is a sizeable double room, located at the front of the and spanning the full width of the property, there is a storage cupboard over the stairs, recess ideal for dressing/ vanity area, double glazed window to front aspect. The bathroom offers a contemporary suite comprising of, fitted pane bath with shower over and glass shower screen, low level flush W.C, pedestal wash hand basin and heated chrome towel rail. The second bedroom is located at the rear and has, carpeted flooring, ceiling light pendant and double-glazed window overlooking the garden.

This property benefits from a spacious driveway to

side elevation. There is external access from the rear via a timber gate which leads into the fully enclosed garden. The garden has been landscaped for ease of maintenance and has an extended patio area, decking space and the majority of the garden is laid lawn and this is a great space to entertain family and friends in the summer months.



Road Map



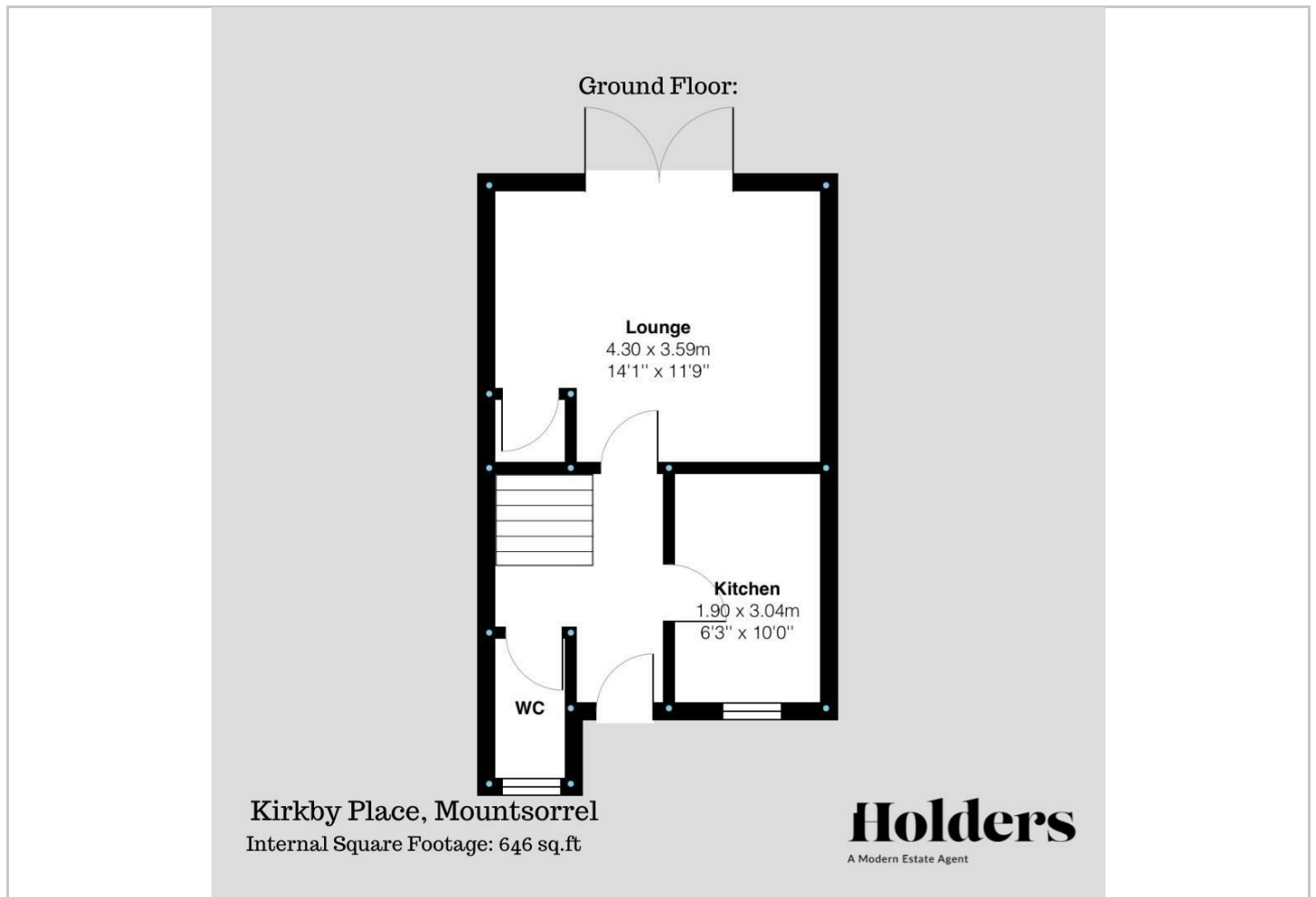
Hybrid Map



Terrain Map



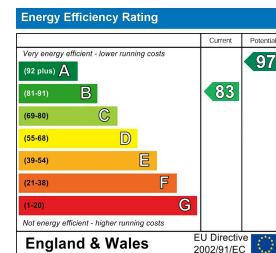
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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