

Holdings

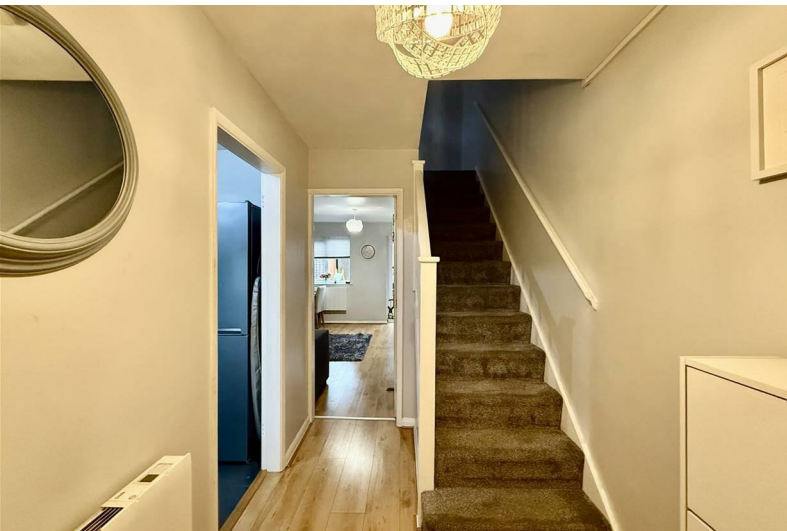
A Modern Estate Agent



20 Peppers Close

Mountsorrel, Loughborough, LE12 7DW

£215,000



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Nestled on a generously sized corner plot, this contemporary property presents an exceptional opportunity for a variety of buyers, including professional couples, investors, first-time buyers, or those looking to downsize.

Upon entering via the entrance hallway you are welcomed into a bright and airy lounge diner, which is flooded with natural light. The space is designed for both relaxation and entertaining, featuring French doors that open directly onto the private garden, seamlessly blending indoor and outdoor living. There is a kitchen which is fitted with a range of base and eye level units, inset sink, integrated oven and hob, space and plumbing for a washing machine and space for an upright fridge / freezer.

On the first floor, the property offers two well-proportioned bedrooms, providing ample space to suit the buyers needs. The family bathroom is equipped with a white three piece suite.

One of the standout features of this property is its picturesque views over Stonehurst Farm from the rear, enhancing the tranquil atmosphere. Conveniently located, it is within close proximity to Waitrose supermarket, various bus routes, and excellent commuter links, making it ideal for those who commute or enjoy local amenities. The vibrant Mountsorrel village is nearby, offering a wealth of shops, cafes, and community services.

Outside, the property boasts two allocated car parking spaces, ensuring hassle-free parking. The

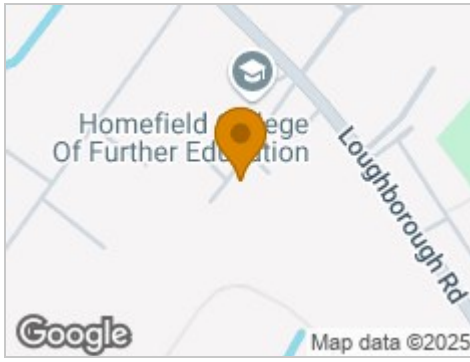
generous plot includes a well-maintained lawn at the front, providing curb appeal, while the private landscaped rear garden makes a great space to enjoy the summer months in. This outdoor space features a patio area perfect for alfresco dining or entertaining, with a lawn beyond for leisurely afternoons spent enjoying the outdoors.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Lounge
3.74 x 4.63m
12'3" x 15'2"

Kitchen
1.92 x 2.99m
6'4" x 9'10"

Peppers Close, Mountsorrel
Internal Square Footage: 635 sq.ft

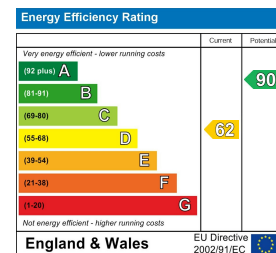
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The floor plan shows a rectangular layout. At the top is a large Lounge area with a bay window. Below the lounge is a Kitchen area. To the right of the kitchen is a staircase. The plan is enclosed by a thick black border representing the walls. The text 'Ground Floor:' is centered above the plan. The lounge and kitchen dimensions are provided in both meters and feet. The address 'Peppers Close, Mountsorrel' and the total internal square footage of 635 sq.ft are listed below the plan. The 'Holdings' logo and tagline 'A Modern Estate Agent' are in the bottom right corner.

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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