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A Modern Estate Agent



8 Little Lane, Loughborough, LE12 7BH

£400,000

This charming house was built by the well regarded David Wilson Homes and is located within a quiet cul-de-sac in the popular Charnwood village of Mountsorrel. This home offers four well proportioned bedrooms, open plan kitchen diner as well as a spacious bay fronted lounge. The property is located in a cul-de-sac and has a private garden to rear.

A superb four double bedroom detached family home, providing well appointed and contemporary accommodation throughout. Situated within this private development, within walking distance of the Soar Valley leisure centre having good local amenities, together with local walks and River Soar access.

Accommodation comprises: hallway, downstairs WC, double opening french doors into stylish open plan living dining/kitchen. The kitchen itself has also been fitted with modern black gloss units with hardwood work surfaces and incorporates integrated appliances and breakfast bar, whilst the dining/living area benefits from a bay fronted window to the front elevation. The living room similarly boasts a dual aspect with a bay window to the front and French doors that open out onto the garden.

To the first floor are four double bedrooms, three of which share the use of the family bathroom, which has been fitted with a three piece white suite with shower over the bath. Whilst the master bedroom provides built in wardrobes, a dual aspect and en-suite shower room.

Externally there is a driveway with a single garage to the property, and access to the side which leads to a mature private rear gardens.

The location offers excellent access to regional centres including Loughborough, Leicester, Nottingham with the A46, M1, A6 nearby and the local rail networks all being a short distance away

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.

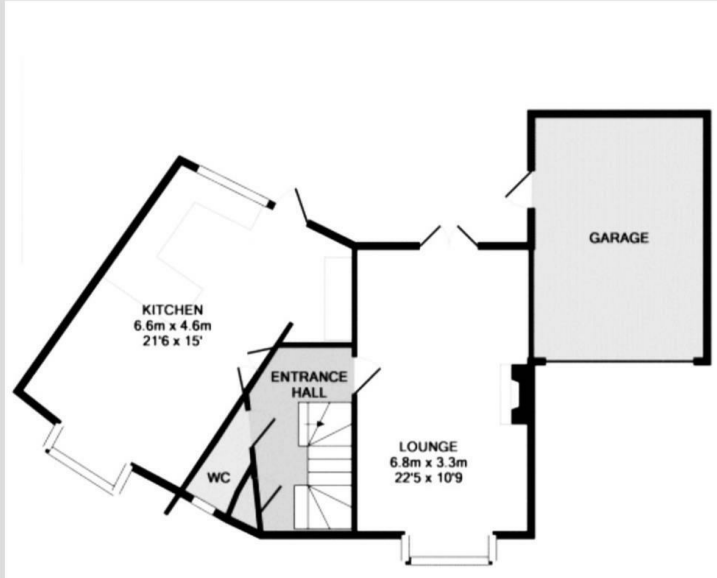
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Floor Plan

Ground Floor:



First Floor:



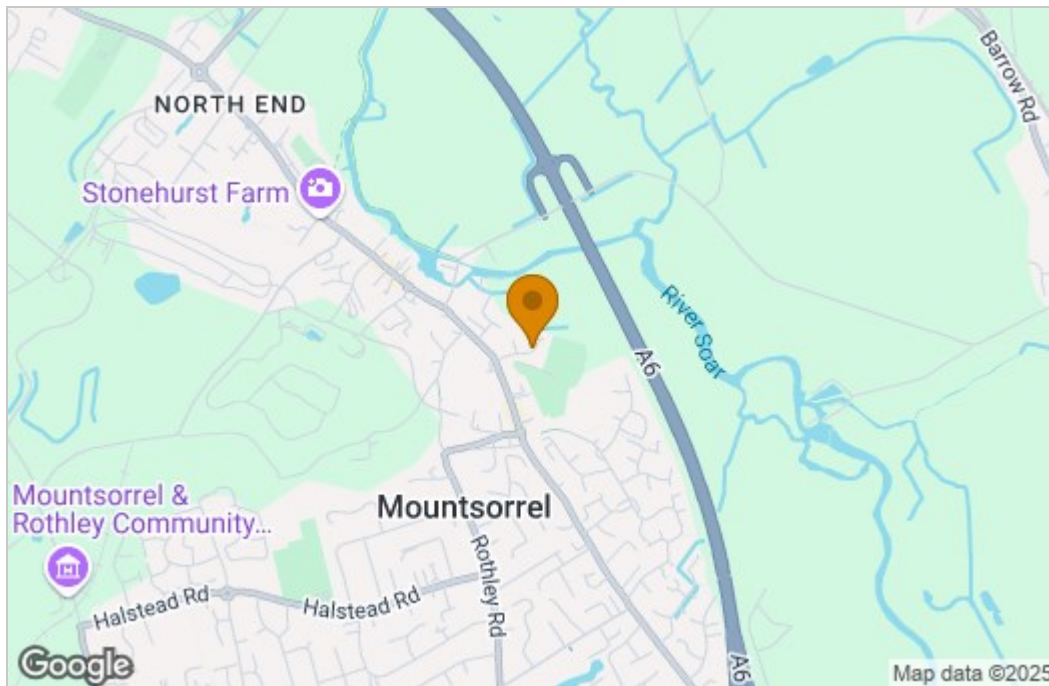
Little Lane, Mountsorrel
Internal Square Footage: 1176 sq.ft

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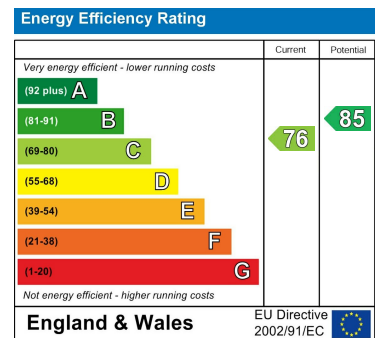
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Area Map



Energy Efficiency Graph



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