Holders

A Modern Estate Agent

235 Leicester Road, Mountsorrel, LE12 7DD

£245,000

Welcome to this charming three-bedroom terraced home, perfectly positioned in the picturesque village of Mountsorrel. Offering generous living spaces, modern features, and a private outdoor area, it's an excellent choice for families or professionals seeking comfort and convenience.

Summary

This delightful home offers a fantastic blend of space, comfort, and practicality throughout. The bright and spacious living room is filled with natural light, creating an ideal setting for relaxing or entertaining guests. Adjacent to this is a large dining room, perfect for family meals and social gatherings, offering a warm and welcoming atmosphere with a fitted log burning stove.

The well-appointed kitchen provides ample storage and workspace with a range of base and wall units, making it perfectly suited to everyday cooking and culinary creativity. A convenient downstairs WC accessed from the garden adds further practicality for both residents and visitors.

Upstairs, the generously sized master bedroom provides a peaceful and comfortable retreat, while two additional well-proportioned bedrooms offer great versatility—ideal for children, guests, or use as a home office. The top floor bedroom is of a great size and spans the full top floor making is a great space to relax and enjoy.

The contemporary three-piece bathroom suite is modern and stylish, ensuring comfort and convenience for the whole household.

A large cellar offers excellent storage facilities and potential for conversion, giving you the option to create extra living space or a dedicated hobby room.

Outside, the private garden provides a tranquil spot for gardening, outdoor dining, or simply unwinding in a peaceful setting.

Situated in the charming village of Mountsorrel, the property enjoys a superb location with easy access to a variety of local amenities. Shops, restaurants, and schools are all close by, offering everyday convenience, while excellent transport links make commuting straightforward with nearby access to major road networks and public transport. The village also boasts attractive green spaces and recreational facilities, creating a well-balanced lifestyle of comfort, convenience, and community.

Dimensions:

Lounge 3.94 x 3.69
Dining room 3.70 x 3.78
Kitchen 3.55 x 1.99
Cellar 4.94 x 3.68
Bedroom 1 3.80 x 4.23
Bedroom 2 3.67 x 3.34
Bedroom 3 4.18 x 2.48

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.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:

Leicester Road, Mountsorrel
Internal Square Footage: Approx 980 sq.ft

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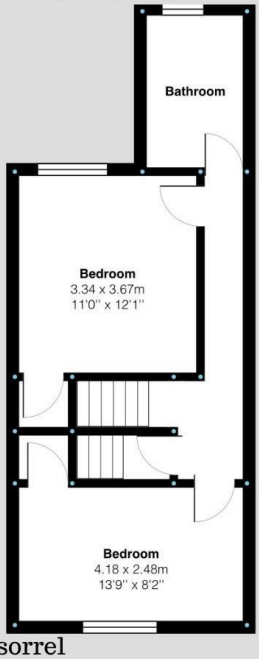
First Floor:



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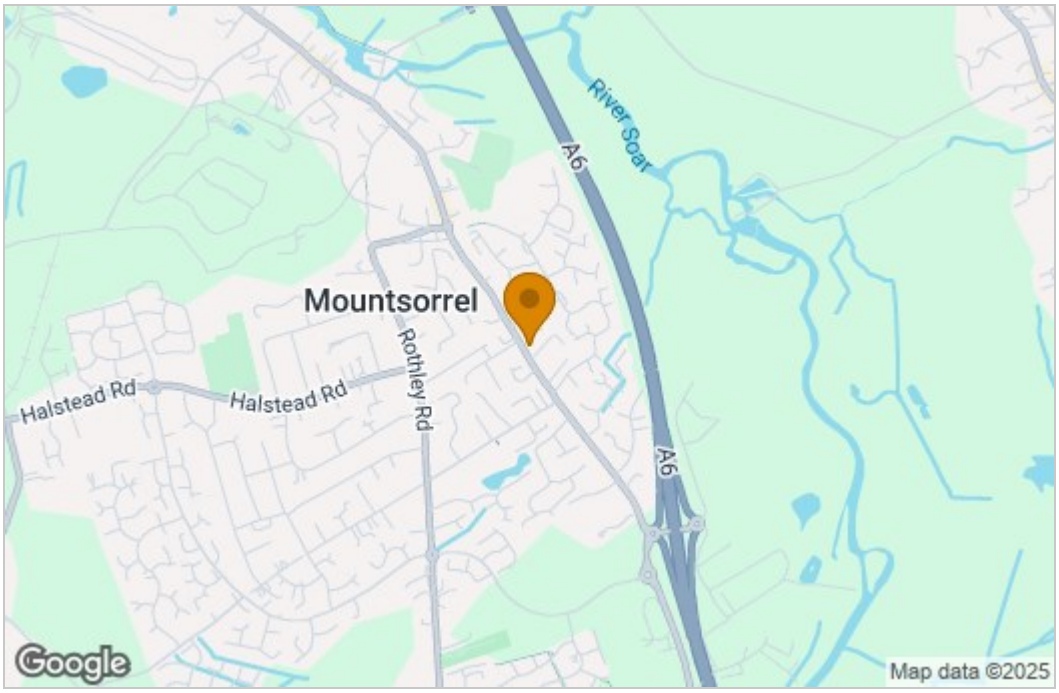
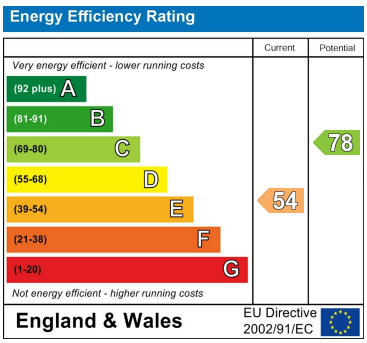
Area Map



Energy Efficiency Graph



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