



# 5 Marigold Lane , Mountsorrel, LE12 7FP £260,000

Situated in the heart of the ever-popular village of Mountsorrel, this delightful three-bedroom semi-detached home presents an excellent opportunity for families, first-time buyers, or those seeking a beautifully maintained property in a sought-after location. Set back from the road, the property enjoys the advantage of off-road parking to the front elevation, along with access to a detached single garage, offering both convenience and practicality.

Upon entering, you are welcomed into a spacious entrance hall which immediately sets the tone for the generous proportions found throughout the home. The ground floor benefits from a handy downstairs W/C and a dual-aspect reception room, providing a light and airy space ideal for both relaxation and entertaining. There is also an exceptionally useful under-stairs cupboard, offering extensive storage solutions. The modern kitchen is thoughtfully designed, featuring quality units and integrated appliances, with patio doors opening out onto the garden, allowing for easy access to outdoor living and entertaining spaces.

Upstairs, the property continues to impress, offering three well-proportioned bedrooms, two of which are sizeable double rooms, ideal for a growing family or for those needing versatile home working space. A contemporary family bathroom, finished to a high standard, serves all

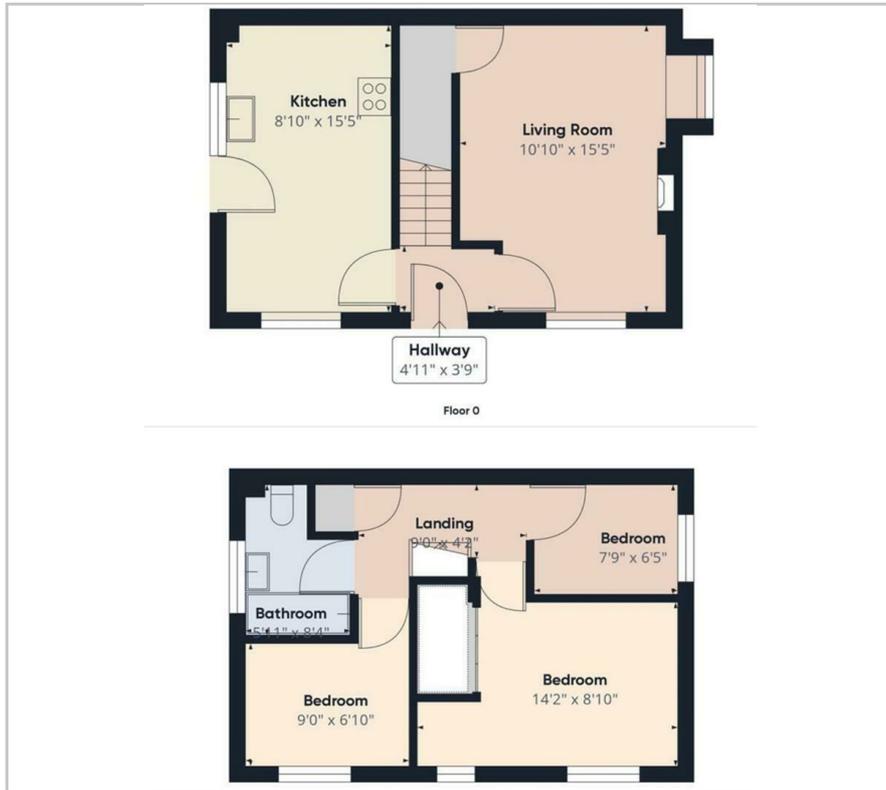
### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



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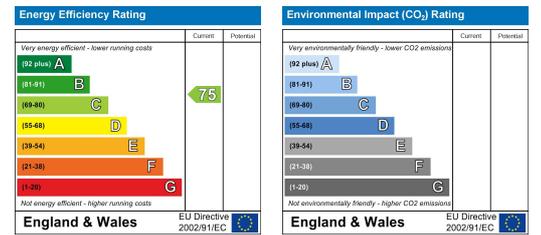
## Floor Plan



## Area Map



## Energy Efficiency Graph



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