



Smiths
your property experts

Loughborough Road

Mountsorrel

- No upward chain
- Lovely two-bedroom terraced cottage
- Off-road parking and a detached garage
- Three reception rooms
- Shaker-style kitchen with an external door
- Low-maintenance courtyard garden
- Excellent location within walking distance of shops
- Close to the A6 road network

General Description

Smiths Property Experts offer to the market, with no upward chain, this attractive two-bedroom cottage with off-road parking and a detached garage.

The property is located in this popular Charnwood village, within walking distance of an array of sought-after independent coffee shops, delis, and eateries. It also has excellent access to the A6 road network.





The Property

The floor area measures approximately 730 square feet (excluding the detached garage), and the living space is set across two floors.

The front door leads into the sitting room, with a door to the dining room, which has stairs rising to the first floor. A lovely breakfast room leads to a contemporary shaker-style kitchen with an external door leading to the rear paved area. Upstairs, there are two double bedrooms and a four-piece family bathroom with a bath and a separate shower.

To the rear of the property is a garage with an off-road parking space directly in front. Behind the garage is a small courtyard area.

The Location

Mountsorrel is a well-regarded village in the heart of Charnwood. It has an array of independent local businesses, including coffee shops, delis, and eateries. The village also features a Waitrose supermarket, bus service, surgery, dental practice, village hall, leisure centre, and library. The nearby A6 road provides convenient access to Loughborough and Leicester.





Property Information

Awaiting EPC.

Tenure: Freehold. Council Tax Band: A.

Local Authority: Charnwood Borough Council.

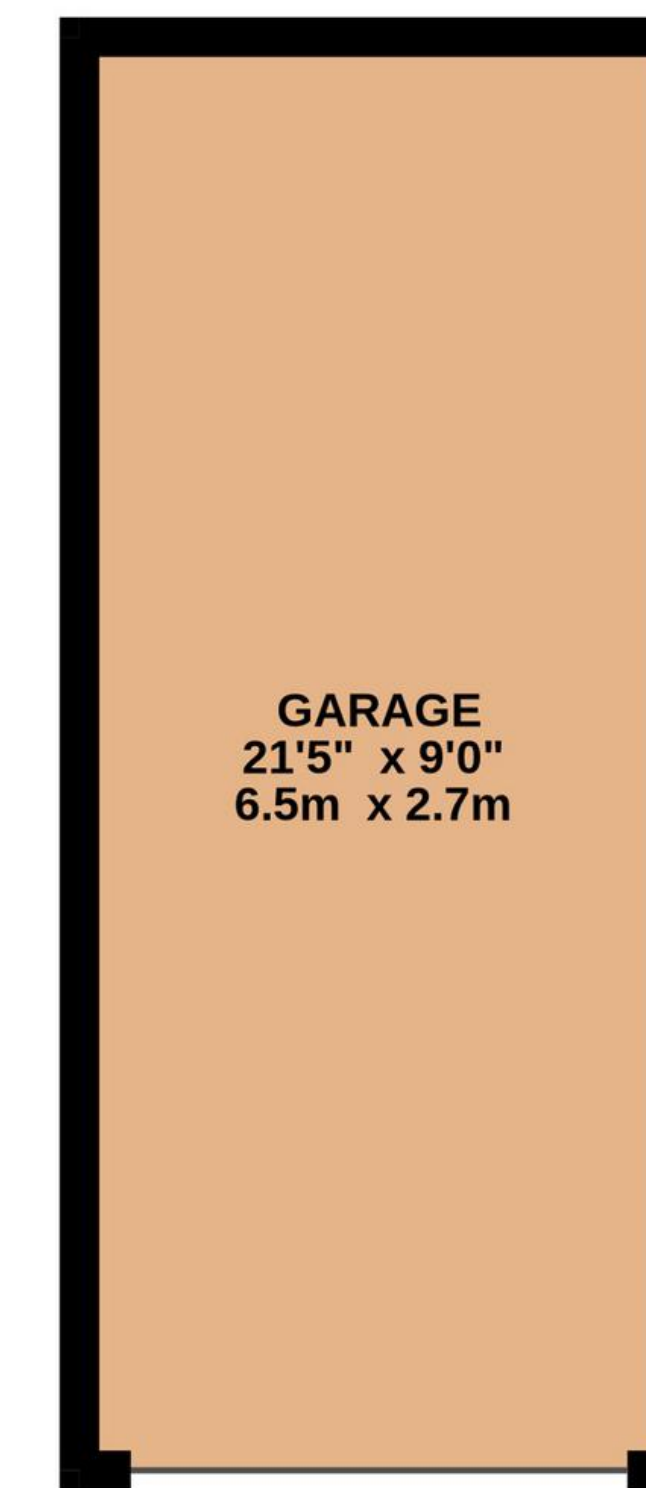
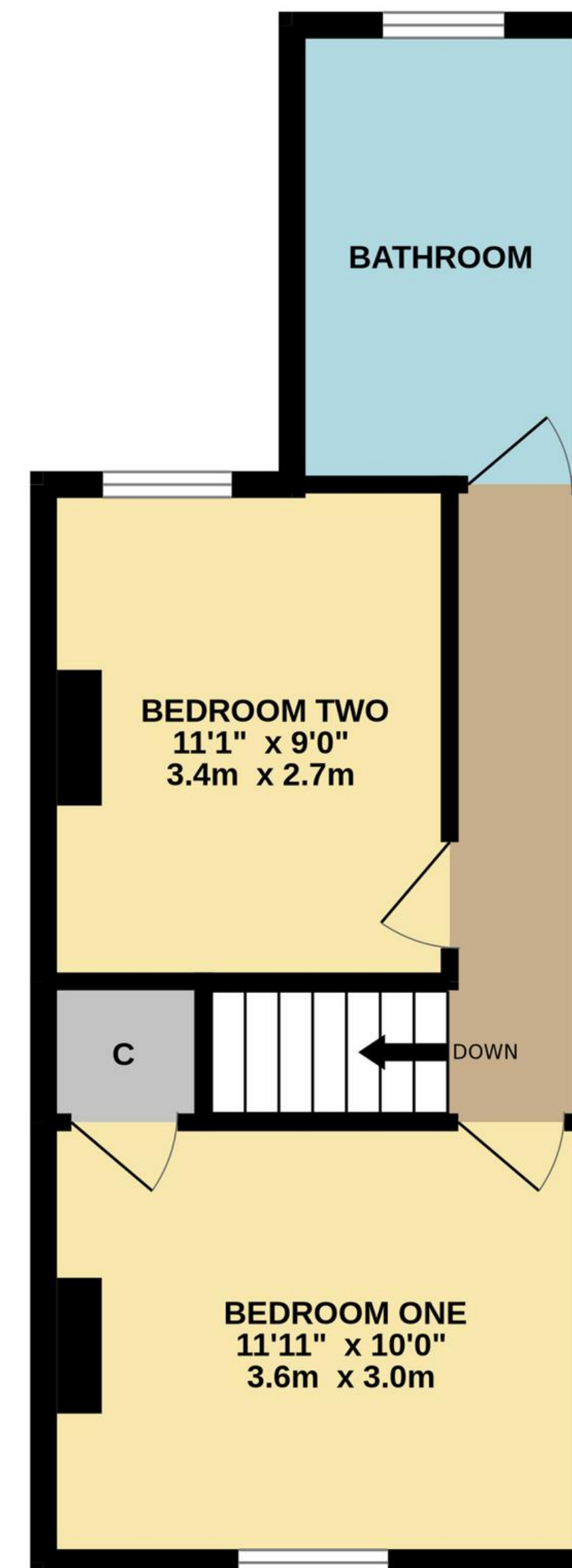
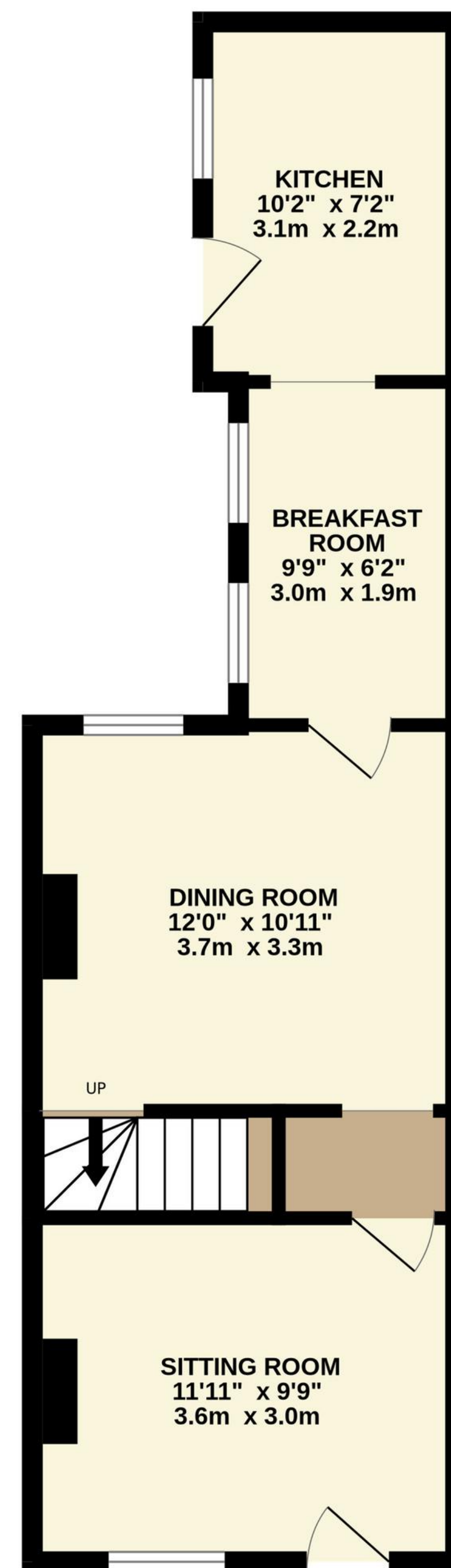
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

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TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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