



Smiths  
your property experts



# York Close

## Mountsorrel

- Delightful four-bedroom detached family home
- Pleasant cul-de-sac position overlooking a green
- Spacious kitchen/breakfast room and a utility room
- Two reception rooms and a lovely conservatory
- Family bathroom and an en-suite to the principal bedroom
- Lovely well-established rear gardens
- Generous driveway and a double garage
- Popular development on the edge of Mountsorrel

### General Description

Smiths Property Experts offer to market this delightful, detached family home in a pleasant cul-de-sac position overlooking a green to the front. The property is presented in fantastic decorative order with a recently replaced kitchen.

The property is situated within this popular development on the edge of Mountsorrel, within easy reach of the nearby village of Rothley. There is easy access to Loughborough and Leicester city centre and all their amenities.

The property would make a superb family home or would also be ideal for downsizing. There is ample parking and a double garage, with a pleasant, well-established West facing garden to the rear.







## The Property

The property benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises an entrance hall with ground floor WC, a formal sitting room with double doors to the dining room, which in turn leads through to the conservatory. The spacious kitchen/breakfast room has been recently refitted, and there is a useful utility room.

The first-floor landing gives way to four well-proportioned bedrooms, the principal bedroom benefits from an ensuite, and there is also a main bathroom.

## The Outside

To the front, there is a driveway providing ample parking, with access to the double garage and a front garden. To the rear, there is a delightful mature garden with a West facing aspect, patio seating, mainly laid to lawn with mature shrubs and trees, fenced to boundaries and enjoying a private aspect.







## The Location

Occupying a private position within this cul-de-sac on the edge of the sought-after village of Mountsorrel, 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 has a Waitrose supermarket, a bus service, a surgery, a dental practice, a village hall, a leisure centre, and a library. The nearby A6 road provides convenient access to Loughborough and Leicester.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: E.

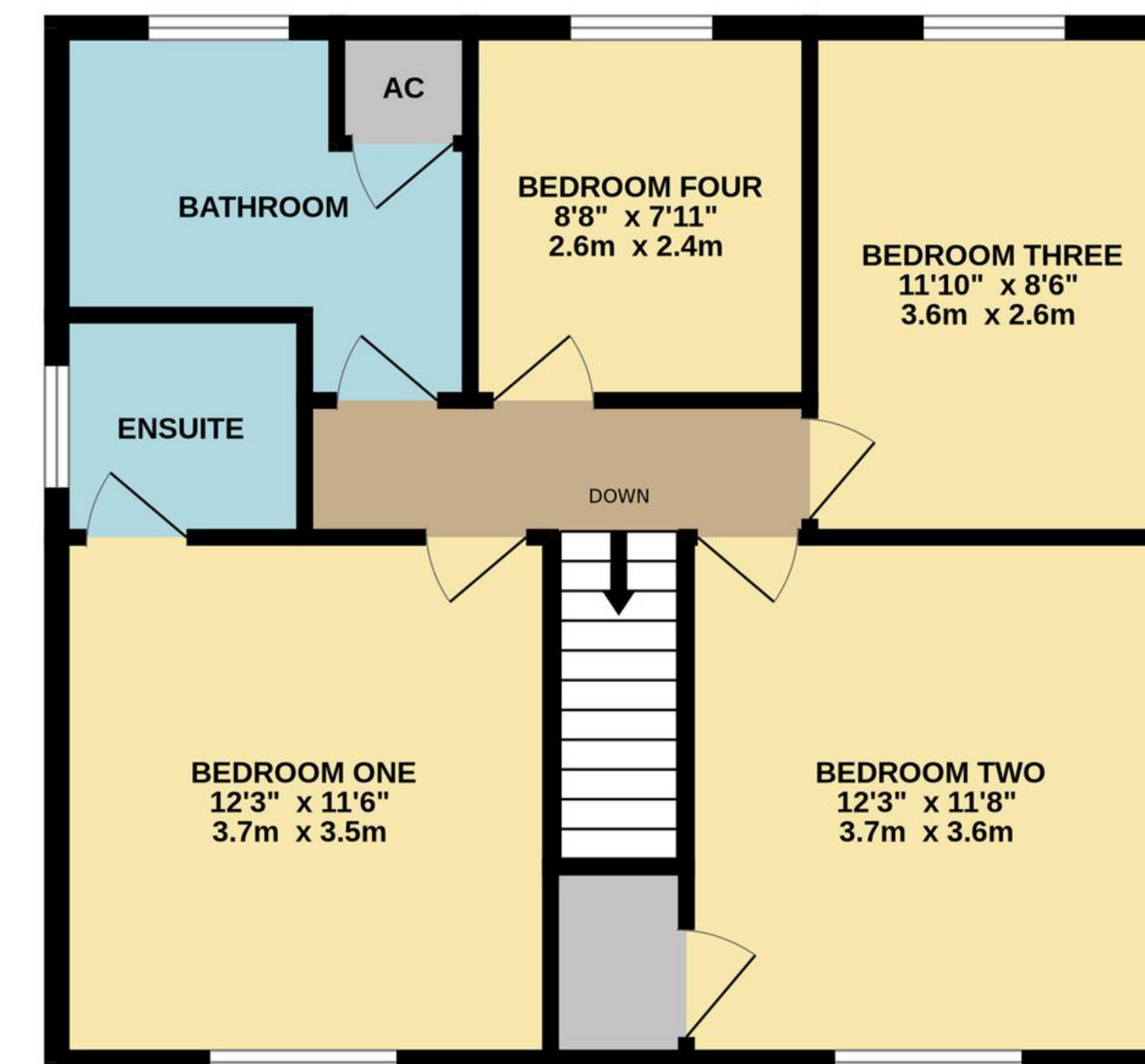
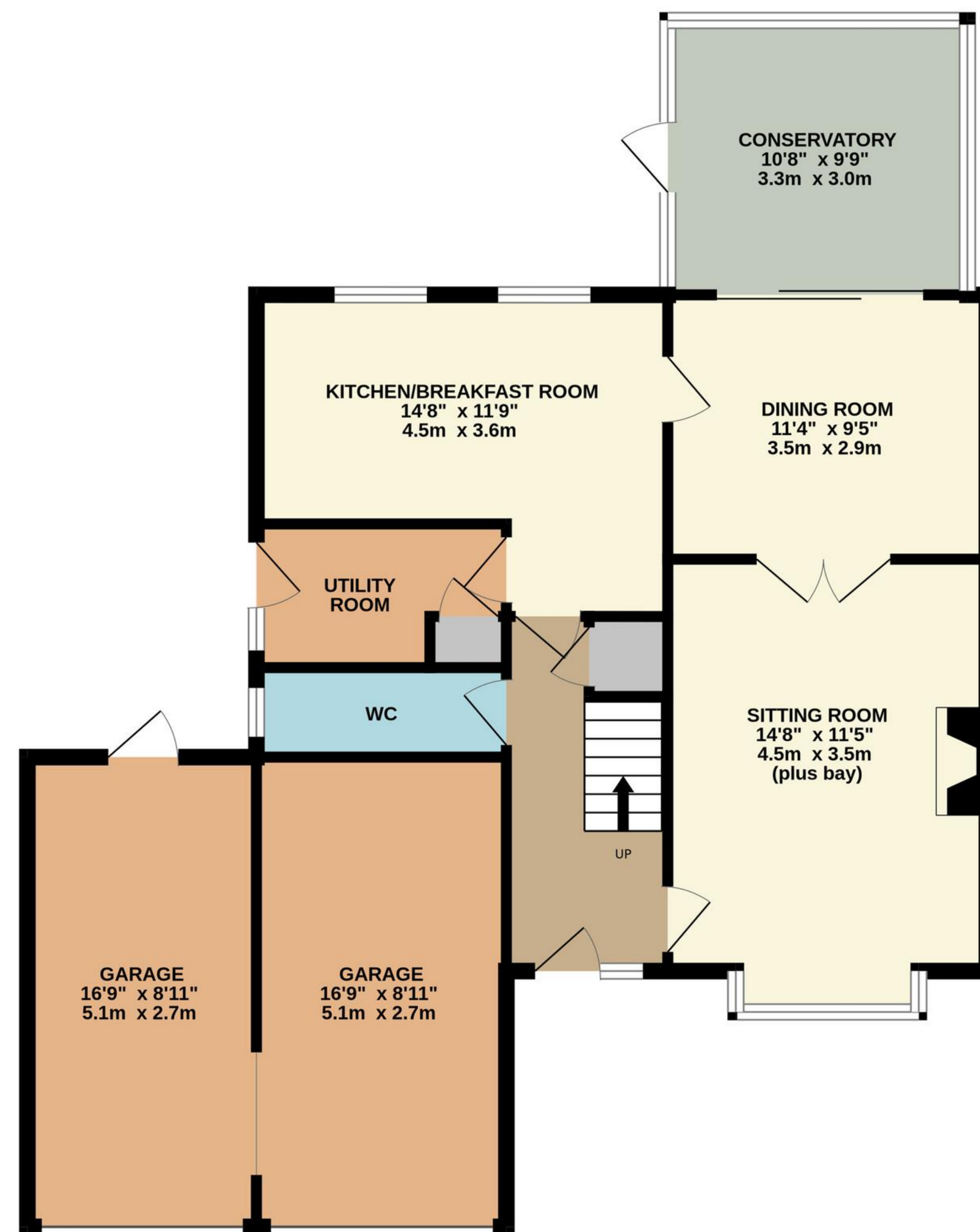
Local Authority: Charnwood Borough Council.

## 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.







TOTAL FLOOR AREA : 1581 sq.ft. (146.8 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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