



WOODWARD CLOSE, MOUNTSORREL, LOUGHBOROUGH
OFFERS OVER: £260,000



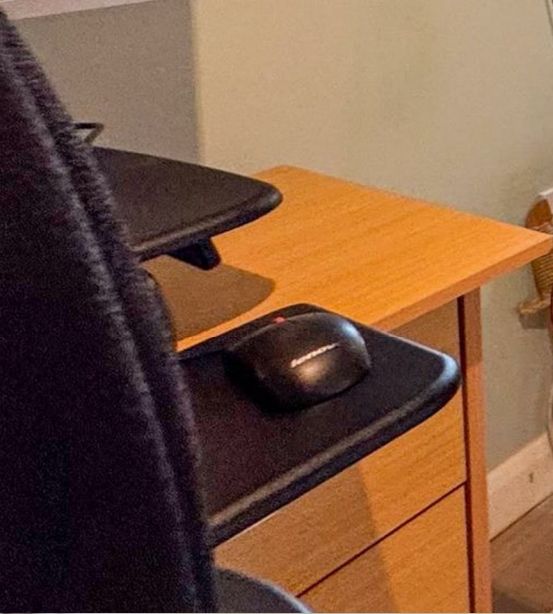
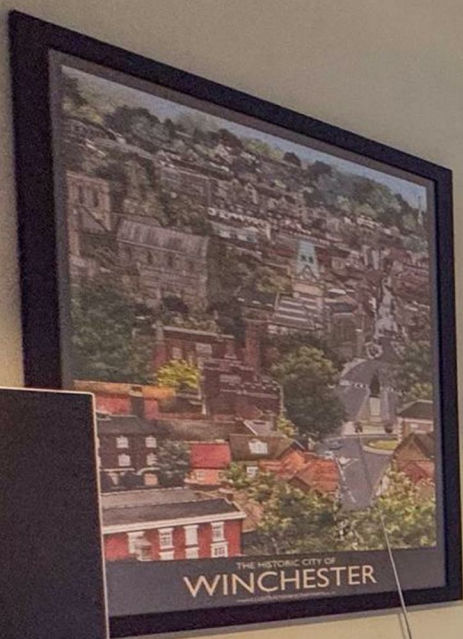
NO CHAIN - Reside are pleased to present to the market this immaculately presented modern family home, nestled in a peaceful cul-de-sac within the highly desirable Charnwood village of Mountsorrel. Built in 2007 by the renowned David Wilson Homes, the property offers spacious and flexible accommodation across three floors, extending to approximately 1,370 square feet.



This thoughtfully designed home is ideal for contemporary family living and boasts a beautifully landscaped rear garden with a sunny south-facing aspect, perfect for relaxing or entertaining outdoors. To the front, there are two dedicated off-road parking spaces and an integrated single garage (5.44m x 2.62m / 17'10 x 8'7) providing additional secure parking or storage.

Internally, the property is finished to a high standard throughout with modern fixtures and fittings. The layout offers excellent versatility, comprising an entrance hall, ground floor WC (1.68m x 0.81m / 5'6 x 2'8), utility room (1.85m x 1.68m / 6'1 x 5'6), and a third bedroom (3.45m x 2.69m / 11'4 x 8'10) which could alternatively serve as a snug, office, or playroom.

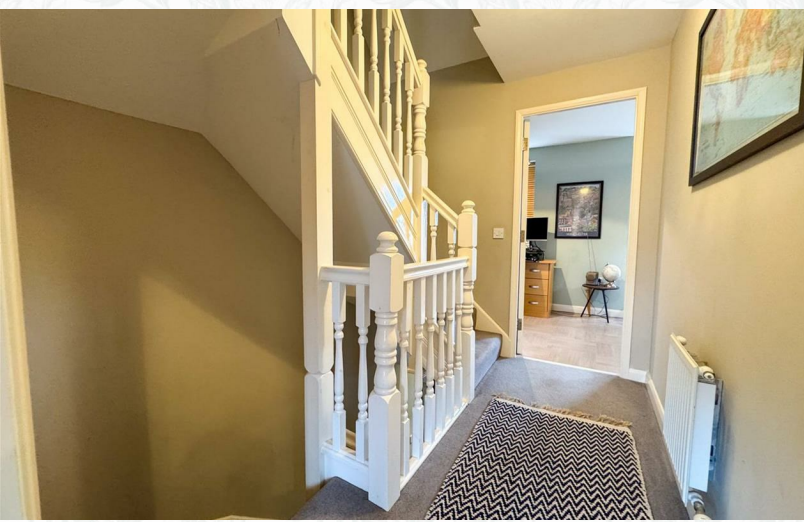


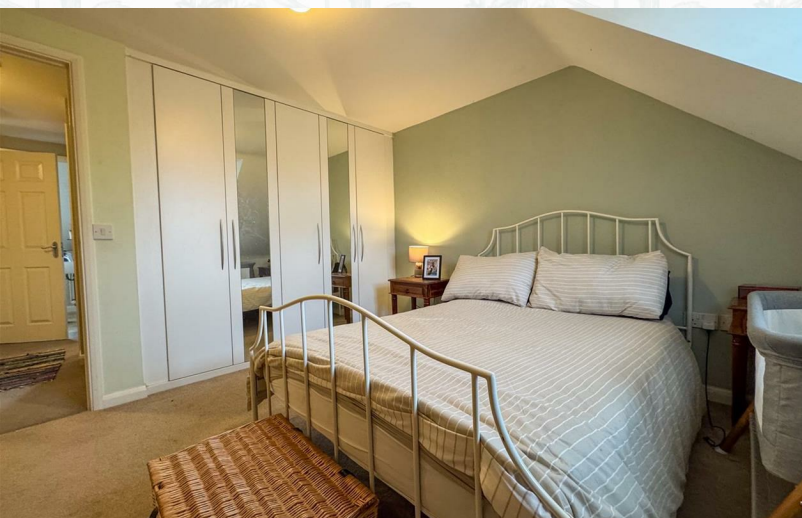




The first floor is home to a spacious sitting room (5.00m x 3.45m / 16'5 x 11'4) and a fully fitted kitchen/dining room (5.51m x 2.46m max / 18'1 x 8'1 max) complete with integrated appliances and ample worktop space. A separate living area (2.18m x 2.11m / 7'2 x 6'11) adjacent to the kitchen further enhances the sociable layout.

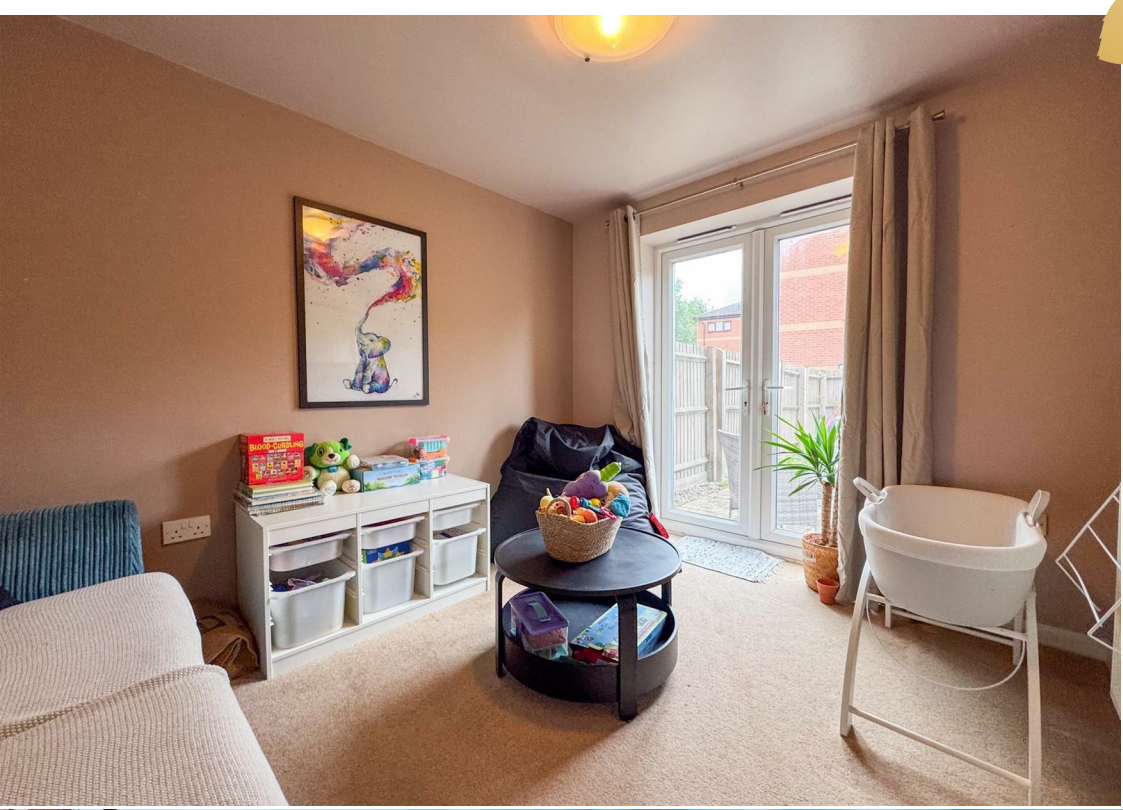
To the second floor are two generously proportioned double bedrooms, both benefitting from built-in wardrobes. The principal bedroom (3.48m x 3.43m / 11'5 x 11'3) features its own modern en-suite shower room (2.74m;0.61m x 1.30m / 9'2 x 4'3), while the second bedroom (3.73m x 2.59m / 12'3 x 8'6) is served by a well-appointed family bathroom (2.13m x 1.88m / 7' x 6'2).





Additional benefits include gas central heating, uPVC double glazing throughout, and a peaceful position within a family-friendly cul-de-sac. The property is ideally located within walking distance of a wide range of village amenities, including Waitrose, Stonehurst Farm, independent shops, cafés, and even a Michelin-starred restaurant.

There are also excellent road connections nearby, providing easy access to Leicester, Nottingham, Birmingham, and Loughborough via the A6, A46, and M1. The popular neighbouring village of Quorn, known for its vibrant community and additional amenities, is also just a short distance away.

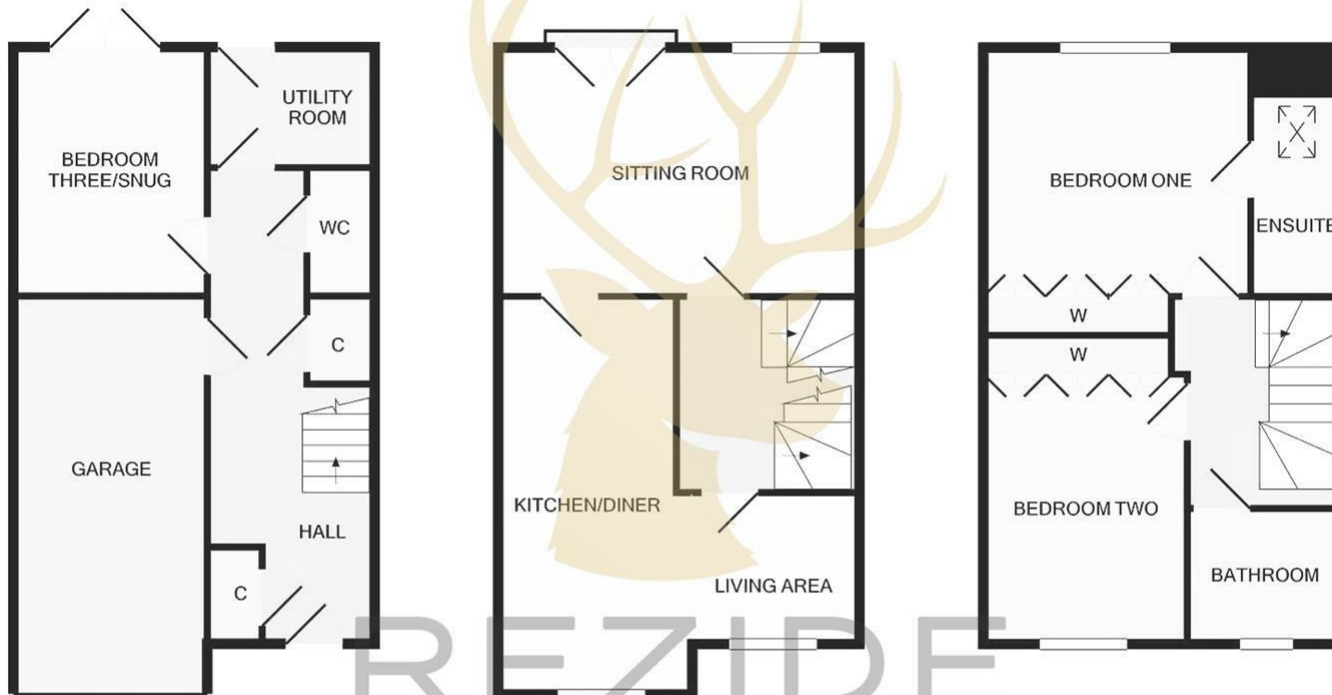






KEY FEATURES:

- Three bedrooms, including en-suite principal suite
 - NO CHAIN
- South-facing landscaped garden
- Garage and two off-road parking spaces
- Modern kitchen/diner with separate lounge
- Gas central heating and double glazing
- Quiet cul-de-sac location
- Close to amenities and transport links



GROUND FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1369 SQ.FT. (127.2 SQ.M.)

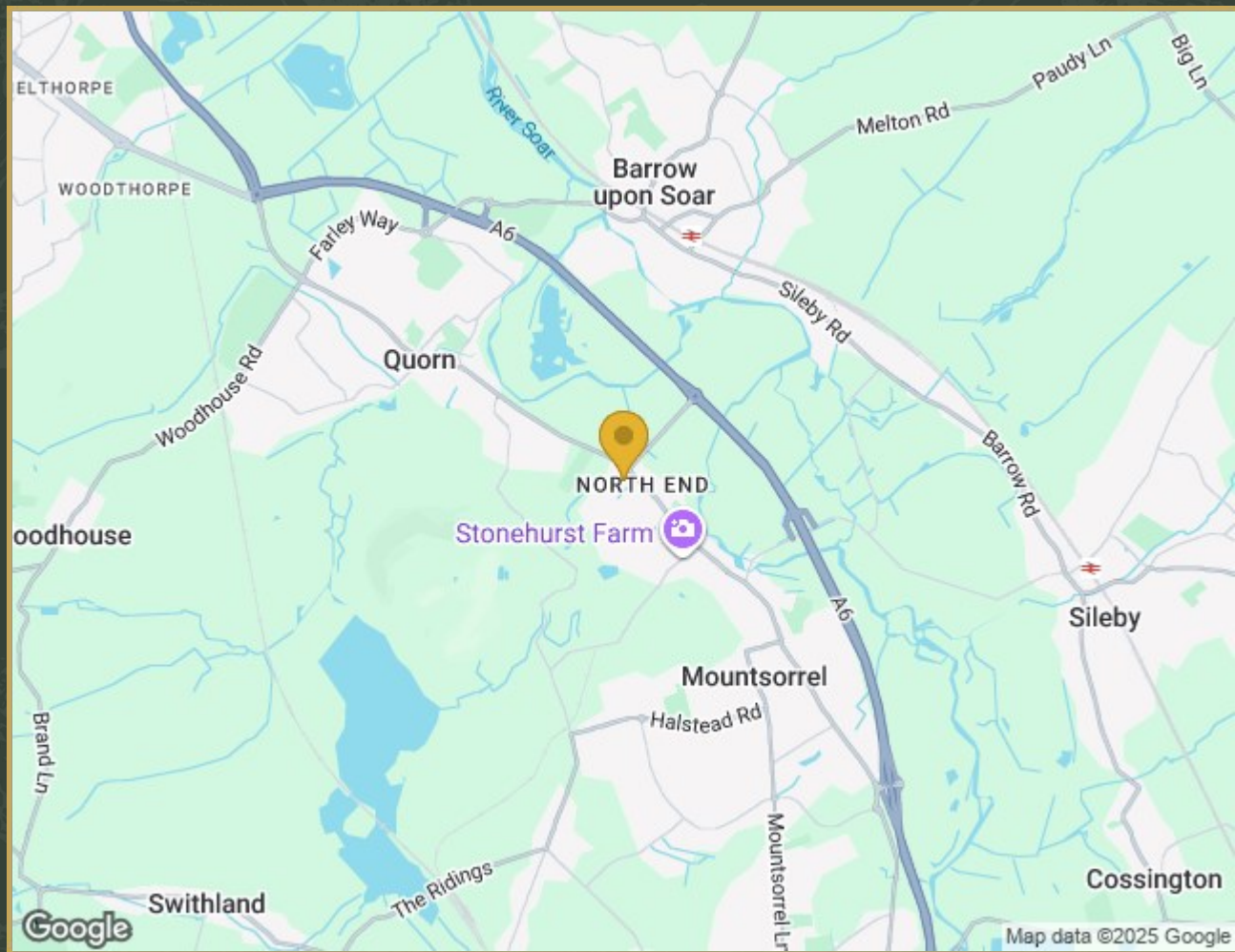
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (81 plus) A (61-80) B (41-60) C (21-40) D (11-20) E (1-10) F (1-10) G Not environmentally friendly - higher CO ₂ emissions	
77	88		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Property Location



2 Woodward Close, Mountsorrel, Loughborough, LE12 7UY