

**Tinsley
Garner**
independent property expertise



12, Kirby Close, Mountsorrel, LE12 7LF



Offers Over £185,000

A well presented mid townhouse set in a quiet cul-de-sac position within this desirable village location. The property offers accommodation comprising: entrance porch, living room, kitchen diner, two bedrooms and bathroom with shower above. Also benefitting from gas centrally heating, double glazed throughout, rear garden and two allocated parking spaces. The sought after village of Mountsorrel, boasts a range of excellent local amenities plus easy access to commuter routes to Loughborough, Leicester and the M1.

Early viewing essential - NO UPWARD CHAIN



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Entrance Porch

With tiled floor, UPVC double glazed window overlooking front of property, coat hooks and door opening to the living room.

Living Room

A spacious reception room offering UPVC double glazed window to the front aspect, stairs leading to the first floor accommodation, radiators, carpet, TV connection and doorway to the kitchen diner.

Kitchen Diner

A modern kitchen fitted with a range of wood effect wall and floor units, granite effect worksurface with inset sink and drainer. Tiled floor, UPVC double glazed window and external door opening to the rear garden, wall mounted Potterton gas central heating boiler. Appliances include: gas hob with extractor fan and light above, integral electric oven. Plumbing for a washing machine and space for a fridge freezer.

First Floor

Stairs & Landing

Traditional painted spindle, newel post and banister stairs lead to the landing, with carpet and airing cupboard.

Bedroom One

Positioned at the front of the property with fitted wardrobe and storage cupboard, UPVC double glazed window, radiator and carpet.

Bedroom Two

With UPVC double glazed window overlooking the rear garden, carpet and radiator.

Bathroom

Fitted with a white suite comprising: standard bath and panel with electric shower system over, wash hand basin and WC. UPVC obscure double glazed window to rear elevation, radiator, tiled walls and floor.

Outside

Front

With paved pathway leading up to front door, front garden which is laid to lawn, UPVC door opening to the entrance porch

Rear

Accessed via a UPVC door from kitchen. With paved patio area, lawn, garden shed and access via a rear gate.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

No upward chain.

Services

Mains gas, electricity, water and sewerage.
Gas central heating.

Viewings

Strictly by appointment via the agent.

