



Leicester Road, Mountsorrel, Loughborough

welcome to

Leicester Road, Mountsorrel Loughborough

A fabulous character property within Mountsorrel village centre offering a spacious living space. The accommodation comprises of through lounge with log burning stove, dining/family room, kitchen, four bedrooms and family bathroom. Outside there is a delightful garden and patio. Viewing essential!

Lounge

23' 9" x 11' 4" (7.24m x 3.45m)

Lounge has a timber front door which provides access to the property, has oak flooring, exposed timber beams to the ceiling, feature cast iron log burning stove, recessed into the chimney with a brick hearth and inset wooden mantle, two upvc double glazed windows to the front, a radiator and a door through to the second reception room with stairs rising to the first floor.

Second Reception Room

11' 9" x 11' 1" (3.58m x 3.38m)

Second reception room is currently used as a dining room, can be used as a family room, has wooden flooring, exposed wooden beams to the ceiling, a dado rail, a radiator, French doors that open onto the rear garden and an archway to the kitchen.

Kitchen

11' 6" x 8' 2" (3.51m x 2.49m)

Kitchen has ceramic tiled flooring and is fitted with a comprehensive range of base and wall mounted units, with wooden work surfaces over. There is an inset Belfast sink with mixer tap over, a range style oven with fitted extractor hood, integrated fridge freezer, plumbing for a dishwasher and washing machine, wall mounted combination boiler, upvc double glazed window overlooking the rear elevation and a useful walk in pantry which provides additional storage space.

First Floor Landing

First floor landing has stairs rising from the ground floor and gives way to all first floor bedrooms and bathroom, with stairs rising to the second floor.

Bedroom One

11' 4" x 15' 3" (3.45m x 4.65m)

Bedroom one is a sizeable double bedroom with a double glazed window to the front, a radiator, provides access to the loft and has a door to the ensuite.

Ensuite

Ensuite has ceramic tiled flooring, with a suite that comprises of shower cubicle with electric shower over, low level wc, a walk in shower cubicle with tiled splashbacks, vanity storage cupboard, an extractor fan, inset ceiling spotlights and a double glazed window to the rear.

Bedroom Two

11' x 10' 2" (3.35m x 3.10m)

Bedroom two has a double glazed window to the rear elevation and a radiator.

Bedroom Three

11' 7" x 8' 7" (3.53m x 2.62m)

Bedroom three has a built in wardrobe, a radiator and a double glazed window to the front elevation.





Main Family Bathroom

Main family bathroom has ceramic tiled flooring and is fitted with a stylish modern white suite that comprises of: freestanding roll top bath with chrome claw feet, with chrome shower head attachment over, a pedestal wash hand basin, a low level wc, a stylish heated towel rail with two upvc double glazed windows to the rear.

Second Floor Bedroom Four

11' 6" x 11' 2" (3.51m x 3.40m)
Bedroom Four has exposed timber beams to the ceiling, built in cupboard space, a upvc double glazed window overlooking the rear elevation and access to eaves storage.

Outside

To the rear there is side gated access to a large flagstone patio seating area, with steps leading up to a further elevated patio. There is a shaped lawn, with well stocked and established flower borders, with a gravel pathway leading to a further slabbed area and a timber garden shed. Property enjoys a private aspect and is fenced and enclosed to boundaries.



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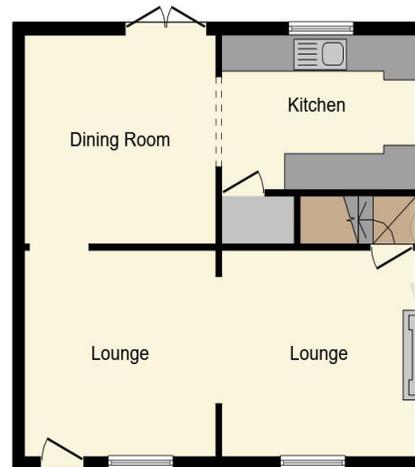
welcome to

Leicester Road, Mountsorrel Loughborough

- FABULOUS CHARACTER COTTAGE
- FOUR BEDROOMS
- RETAINING SOME ORIGINAL FEATURES
- FITTED KITCHEN
- ENSUITE AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

£270,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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