



Buddon Court Linden Grove, Mountsorrel

welcome to

Buddon Court Linden Grove, Mountsorrel

****FOR SALE**** A spacious family home occupying a leafy position on this modern and characterful development in the popular Charnwood village of Mountsorrel. Property offers spacious family living arranged over three floors. Call now to arrange a viewing 01509 214686!

Kitchen

12' 9" x 11' 9" (3.89m x 3.58m)

Property is entered via a upvc double glazed front door into the kitchen which has recently been refitted with ceramic tiled flooring, a range of base and wall mounted units with hardwood work surfaces over, there is a ceramic sink with a stainless-steel swan neck tap and complementary tiled splashbacks. There is a halogen hob with a pullout extractor hood and a double electric oven and an integrated fridge freezer, dishwasher and washing machine, with a recently replaced central heating boiler. There are open stairs off to the first floor, a upvc double glazed window to the front, inset ceiling spotlights and an opening to an inner lobby which has a door to the wc and the lounge.

Ground Floor Wc

There is a ground floor wc which has ceramic tiled flooring, a low level wc, wash hand basin, radiator and an extractor fan.

Lounge

14' 7" maximum x 12' 9" (4.45m maximum x 3.89m)

Lounge has high quality LVT flooring, upvc double glazed patio doors opening onto the conservatory to the rear, television aerial point and a upvc double glazed window to the side.

Sun Room

10' x 9' 5" (3.05m x 2.87m)

Sun room has high quality LVT flooring, upvc double glazed windows to the side and rear elevation and French door which open onto the rear garden.

First Floor Landing

First floor landing has stairs rising from the ground floor, a upvc double glazed window to the side elevation, a radiator and stairs leading to the second floor and doors off to the first-floor rooms.

Bedroom Two

12' 9" x 10' (3.89m x 3.05m)

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

Bedroom Three

12' 9" x 10' 3" (3.89m x 3.12m)

Bedroom three has upvc double glazed windows to the front elevation and a radiator.

Main Bathroom

Main bathroom has a modern three-piece suite comprising of bath with tiled surround, low level wc, pedestal wash hand basin and a separate shower cubicle with shower over.

Master Bedroom

21' 4" maximum x 12' 10" maximum narrowing to 8ft10

(6.50m maximum x 3.91m maximum narrowing to 8ft10)
A spacious master bedroom has upvc double glazed windows to the side aspect and a radiator.



Shower Room

Shower room has a modern suite which comprises of shower cubicle with shower over, low level wc, wash hand basin with tiled splashbacks, tiled flooring and a upvc double glazed window to the side.

Outside

To the front of the property is a block paved driveway providing offroad parking with further access to a timber framed car port which provides further car standing and has eaves storage above. To the rear of the property is a delightful garden which has a patio seating area is mainly laid to lawn with well stocked and established flower borders with some established trees and is fenced and enclosed to boundaries with space for further shed storage.



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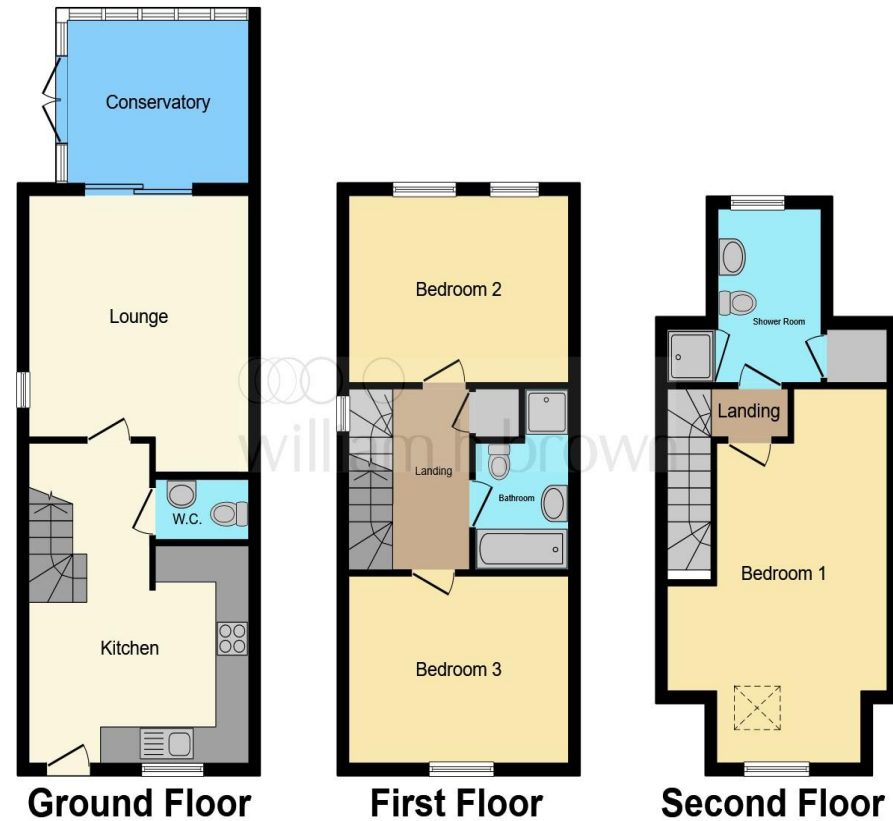
welcome to

Buddon Court Linden Grove, Mountsorrel

- Spacious Family Home over three floors
- Based in Mountsorrel
- UPVC Double glazing
- Gas fired central heating

Tenure: Freehold EPC Rating: C

£290,000



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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Property Ref:
LBH114414 - 0003

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