



Linkfield Avenue, Mountsorrel

welcome to

Linkfield Avenue, Mountsorrel

**** FOR SALE **** A traditional three-bedroom semi-detached residence within a desirable location tucked away in a quite cul de sac and occupies a generously proportioned plot. The accommodation comprises of ground floor wc, lounge and an extended kitchen/diner overlooking the rear garden.

Entrance

Entrance to the property is via a upvc double glazed door into the entrance hallway. The entrance hallway has wooden flooring, stairs rising to the first floor, a radiator and coving to the ceiling.

Ground Floor Wc

The ground floor wc has a wooden floor, a upvc double glazed window to the side elevation, a consumer unit, low level wc and a hand wash basin.

Lounge

24' 6" into bay x 11' 7" into bay (7.47m into bay x 3.53m into bay)
The lounge has a wooden flooring, log burner, double glazed bay fronted window, a radiator, coving to the ceiling and a door through to the kitchen/diner.

Kitchen

21' x 10' 8" (6.40m x 3.25m)
The kitchen has a upvc double glazed window to the rear elevation, double doors to the garden, tiled flooring, stainless steel sink and half bowl with drainer, space for a washing machine and a dishwasher, double oven and gas hob with tiled splashback, a range of base and wall mounted units, a radiator, access through to the living room, ceiling spotlights, and a separate single door to the side.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, a loft hatch and doors to all first-floor rooms.

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)
Bedroom one has a upvc double glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

12' 2" x 10' (3.71m x 3.05m)
Bedroom two has a upvc double glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes and coving to the ceiling.

Bedroom Three

8' 6" x 6' 2" (2.59m x 1.88m)
Bedroom three has carpeted flooring, a radiator and upvc double glazed window to the rear elevation.

Bathroom

The bathroom has tiled flooring, tiled walls and is fitted with a three-piece suite comprising of panel bath with shower over, low level wc and a hand wash basin and a heated towel rail.

Outside

To the front of the property there is a driveway providing off road parking, a detached garage and side gated access to the rear garden. To the rear of the property there is a greenhouse, steps up to a raised lawn, plant beds and is fenced to all boundaries.

Garage

9' 6" x 7' 8" (2.90m x 2.34m)
The garage offers extra storage space and the rear has been utilised previously as a workshop.





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Linkfield Avenue, Mountsorrel

- Semi Detached
- Three Well Proportioned Bedrooms
- Cul De Sac
- Ground Floor WC
- Lounge

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£285,000



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:
LBH115044 - 0003

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