



Castle Road  
Mountsorrel Loughborough





## Property Description

A well located three bedroom semi-detached family home with garden to three sides, off road parking and garage, having double glazing and gas fired central heating system. Accommodation briefly comprises:-

Entrance hall, lounge, dining room, three bedrooms, bathroom. Outside has garden mainly laid to lawn, log store, timber shed, driveway and garage.

Mountsorrel is a vibrant community brimming with opportunities for leisure and recreation. From Leicestershire's only Michelin-starred restaurants to an array of charming cafes, pubs, and eateries, the village offers a culinary adventure for every palate. Explore the Memorial Centre, where a plethora of activities awaits, or embark on picturesque countryside walks along the river Soar or through the enchanting woodlands surrounding the quarry.

Convenience is key in Mountsorrel, with a range of local amenities at your fingertips. Whether you're stocking up on groceries at Waitrose or the Co-op or indulging in local fare at the neighbourhood butcher or hairdresser, everything you need is just moments away.

## Entrance

Front timber entrance door with inset opaque coloured and leaded glazed panel, opaque glazed side panels and fan light over, leading to:-

## Entrance Hall

Having stairs off to the first floor, laminate flooring, central heating radiator, oak door gives access to understairs store with wall mounted boiler providing hot water and heating, plumbing for washing machine and light.

## Lounge

17' 1" x 11' 1" ( 5.21m x 3.38m )

Having UPVC double glazed window to front and side elevations, central heating radiator, feature brick fireplace with oak timber mantel beam over and multi fuel burning stove on a raised quarry tiled hearth, oak framed and glazed double doors opening to:-

## Dining Room

10' 3" x 9' 6" ( 3.12m x 2.90m )

Having UPVC double glazed sliding patio door to the side giving access to the garden, coving to the ceiling, central heating radiator, arch opening to:-

## Kitchen

10' 4" x 7' 7" ( 3.15m x 2.31m )

Having a range of matching base and wall units with roll edged laminated work surfaces over, single drainer stainless steel with chrome mixer tap over, integrated electric fan assisted oven, enamel hob and extractor hood, plumbing and space for an automatic dishwasher, ceramic tiled splashbacks, UPVC double glazed window to the side elevation, UPVC double glazed door to the side giving access to the side garden, vinyl floor covering, door giving access back in to the entrance hall.

## First Floor Landing

Loft access to a partially boarded loft with light and power, UPVC double glazed window to the side elevation, door off to:-

## Bedroom One

12' 8" x 11' 10" ( 3.86m x 3.61m )  
Having UPVC double glazed window to the side elevation, central heating radiator, storage area incorporating hanging rails and shelving, coving to the ceiling, further double door fronted storage cupboard with overhead cupboard, radiator, further UPVC double glazed window to the front elevation.

## Bedroom Two

14' 9" x 11' 2" ( 4.50m x 3.40m )  
Having UPVC double glazed window to the side elevation giving aspect over the garden, coving to the ceiling, central heating radiator, built in storage cupboard.

## Bedroom Three

10' 5" x 7' 1" ( 3.17m x 2.16m )  
Having UPVC double glazed window to the opposite side elevation, central heating radiator, coving to the ceiling.

## Bathroom

Having a three piece coloured suite comprising: panelled bath with Triton electric shower over the bath, pedestal wash hand basin, low level wc, part tiled ceramic walls, coving to the ceiling, central heating radiator, vinyl flooring.

## Outside

The property is on a corner plot with the rear garden being lawned to one side flanked with privet hedging and inset with mature shrubs, the opposite side is paved with a timber log store, side access door in to the garage, decked patio area, further brick shed to the back of the garage.  
To the front is a paved driveway providing offroad parking leading to the garage, paved path leading to the front door area with covered canopy and lantern light, lawned front garden area and gate to the side giving access to the side garden.



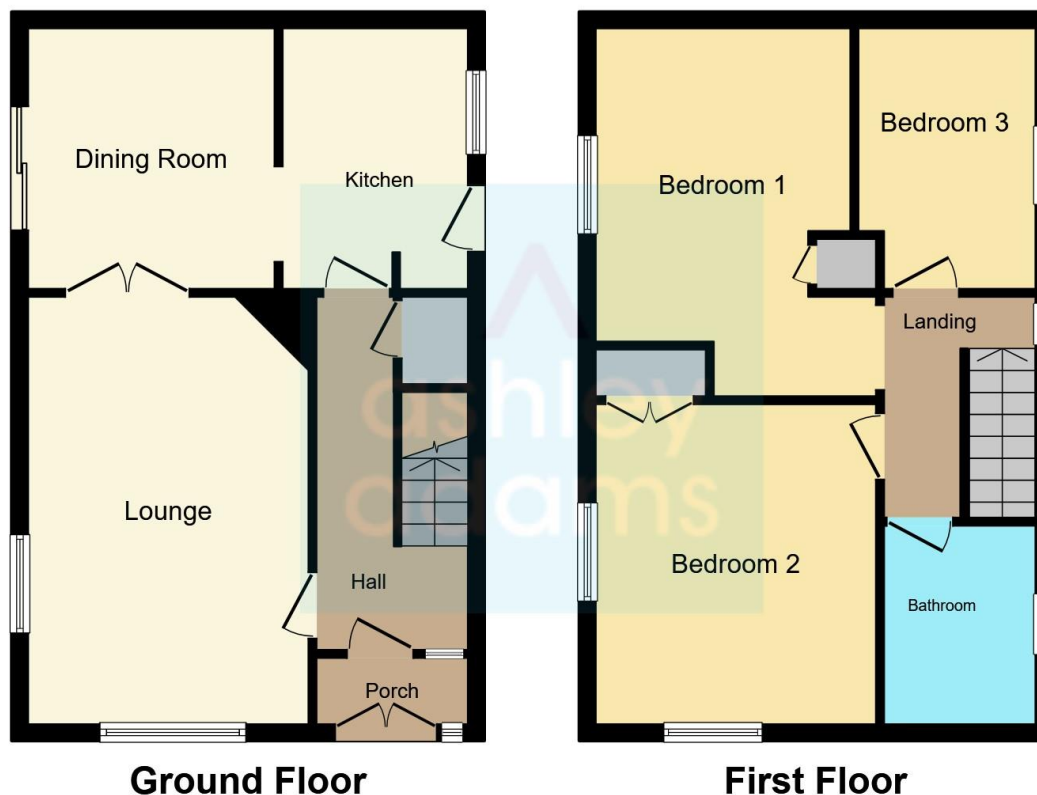












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

Tenure:Freehold

EPC Rating: C

**check out more properties at [ashleyadams.co.uk](http://ashleyadams.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

**See all our properties at [www.ashleyadams.co.uk](http://www.ashleyadams.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MEL205221 - 0003