



BEDROOMS

4

BATHROOMS

2

RECEPTION ROOMS

3

COUNCIL TAX

E

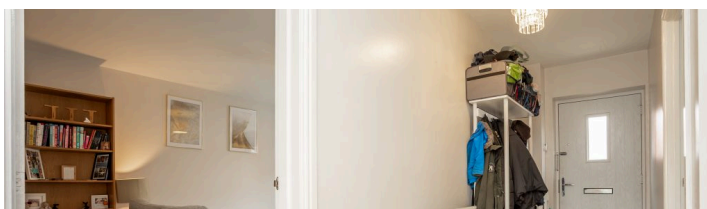
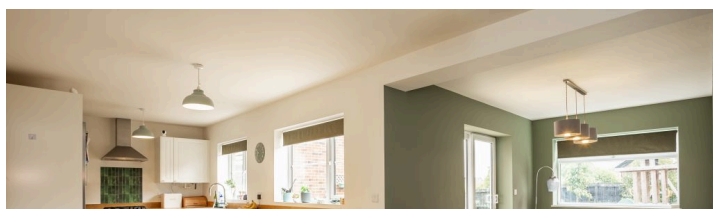
KEY FEATURES

- An exceptional four-bedroom detached family home occupying a desirable position on the sought-after Primrose Hill development in Mountsorrel.
- Built by Charles Church, offering beautifully considered modern accommodation
- Impressive extended kitchen dining room, creating a stylish open-plan hub for family living, entertaining and everyday dining.
- Large family lounge providing an elegant and comfortable reception space.
- Four generous bedrooms, including a superb primary bedroom with en-suite shower room.
- Contemporary family bathroom and en-suite facilities, complementing the well-planned accommodation arranged over two floors.
- Attractive enclosed rear garden with patio seating area, offering a private outdoor setting for relaxation and entertaining.
- Detached garage with driveway parking, providing convenient off-road parking together with excellent storage, workshop or hobby space.

PROPERTY OVERVIEW

Creightons Estate Agents are delighted to present this exceptional four-bedroom detached family home. Built by Charles Church, the property combines stylish modern design with generous and versatile family accommodation, including a large family lounge, an impressive extended kitchen dining room, four well-proportioned bedrooms, en-suite to the primary bedroom, contemporary family bathroom, enclosed rear garden, driveway parking and detached garage. The driveway provides convenient off-road parking, while the detached garage offers excellent additional storage. Perfectly placed within this sought-after residential setting, the home represents a superb opportunity for purchasers looking for a premium family property in a well-connected Charnwood village.

ADDITIONAL PHOTOGRAPHY



FLOORPLAN

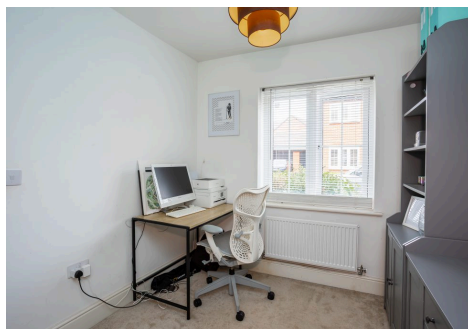
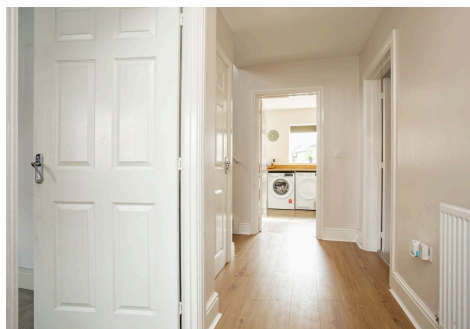


Main area: Approx. 134.5 sq. metres (1447.9 sq. feet)

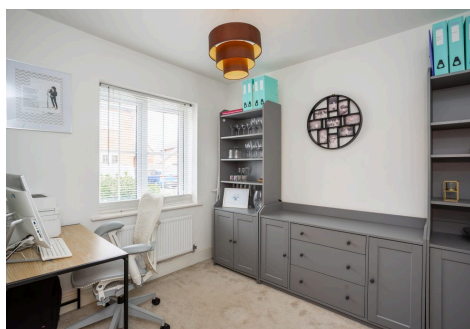
Plus garages: approx. 13.5 sq. metres (145.3 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

2 Woolston Road, Mountsorrel



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



ROTHLEY OFFICE

0116 3195657

SILEBY OFFICE

01509 458 333

WEBSITE

creightonsestateagents.co.uk