



BEDROOMS

1

BATHROOMS

1

RECEPTION ROOMS

1

COUNCIL TAX

A

KEY FEATURES

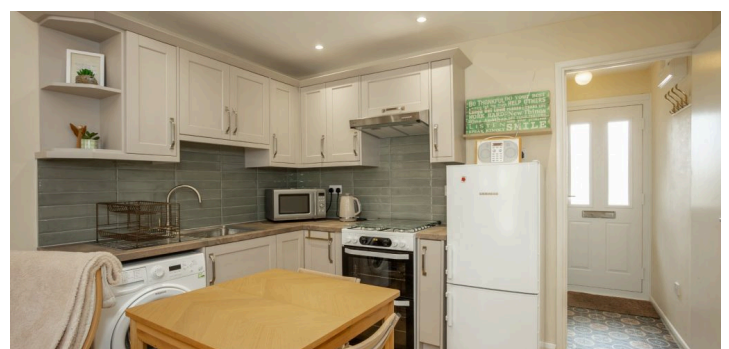
- Immaculately presented mid-town house situated in the popular village of Mountsorrel
- Stylish mezzanine double bedroom featuring sleek fitted wardrobes
- Open plan refitted kitchen & living/dining space with conservatory
- Convenient off-road parking to the front of the home
- Great opportunity for first-time buyers looking to enter the property market
- Internal viewing highly recommended
- Available with NO UPWARD CHAIN

PROPERTY OVERVIEW

Creightons Estate Agents are delighted to present this beautifully maintained one-bedroom townhouse, ideally situated in the desirable village of Mountsorrel. This well-presented home offers a perfect blend of modern living and practical space, making it an ideal choice for those looking to establish themselves in a welcoming community.

The property boasts a contemporary open-plan kitchen and living area, creating an inviting environment for everyday living and entertaining. A bright and airy conservatory extends the living space, providing a versatile area that can be used as a dining room, or home office. The

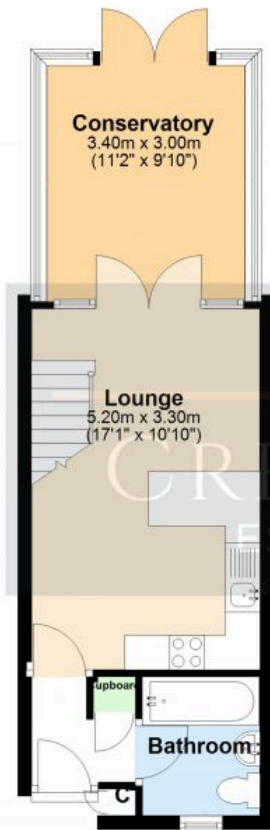
ADDITIONAL PHOTOGRAPHY



FLOORPLAN

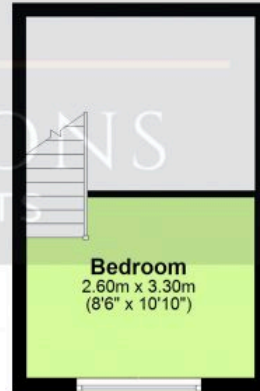
Ground Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



First Floor

Approx. 8.3 sq. metres (88.8 sq. feet)



Total area: approx. 42.3 sq. metres (455.0 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.

12 Cloud Lea, Mountsorrel



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	69	
(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