

William.



2A Watling Street
Mountsorrel, Loughborough, LE12 7BD

Guide price £310,000



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William. is delighted to offer this immaculately presented three double bedroom, two bathroom, three storey semi-detached home to market, boasting **** NO UPWARD CHAIN **** Offering deceptively spacious accommodation throughout, this truly is a property that must be viewed!

Built in 2018 and located in a prime position, just off the Butter Market in the centre of Mountsorrel, bright, spacious and versatile accommodation is set across three floors comprising: Entrance hall, living room, downstairs WC and a bright and spacious, living/dining kitchen to the ground floor. To the first floor there are two double bedrooms and a modern four-piece bathroom suite, with stairs rising up to the private and impressive Principal bedroom (with private en-suite and dressing area) which spans the entirety of the second floor.

Externally the property boasts landscaped, low maintenance front and rear gardens - The south facing rear garden is fully enclosed and is the ideal space for outdoor entertaining! To the front of the property there are two allocated parking spaces within the private resident's car park.

Mountsorrel and the neighbouring village of Quorn offer a wide selection of local amenities including: Cafés, pubs and restaurants as well as doctor's surgery, butchers, dentist, post office, farm park, leisure centre, Waitrose supermarket and there are multiple primary and secondary schooling options nearby.

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, M69, A6 and A46 all within close proximity. There are regular local bus services and train links to Leicester and Nottingham can be found in the neighbouring villages of Barrow upon Soar and Sileby, with direct trains to London St. Pancras international from Loughborough train station.

Viewing is highly recommended to appreciate the finish and accommodation which this property offers and is strictly By Appointment Only, to be booked directly via William. Property

ACCOMMODATION

GROUND FLOOR





Entrance Hall
6'6" x 3'9" (2.0 x 1.15)

Downstairs WC
5'4" x 2'9" (1.65 x 0.85)

Living Room
16'10" x 13'1" max (5.15 x 4.0 max)

Living / Dining Kitchen
20'4" x 17'2" max (6.2 x 5.25 max)



FIRST FLOOR

First Floor Landing
17'0" x 7'2" (5.2 x 2.2)

Bedroom 2
13'7" x 8'10" max (4.15 x 2.70 max)

Bedroom 3
12'7" x 9'6" (3.85 x 2.9)

Family Bathroom
9'0" x 6'6" (2.75 x 2.0)



SECOND FLOOR

Principal Bedroom
21'3" x 13'1" max (6.5 x 4.0 max)

OUTSIDE

Front & Rear Gardens

Allocated Parking Spaces



