



47 Rockhill Drive  
Mountsorrel, Loughborough, LE12 7DS  
Asking Price £269,500



Set in the heart of Mountsorrel and ideal for families in need of more space is this well presented, spacious three bedroom, extended semi detached house. Inside, the property briefly comprises; entrance hall, lounge, dining room, kitchen, playroom/office and a further reception room with utility and WC. To the first floor are three bedrooms, two of which doubles and a family bathroom. The property also benefits from uPVC double glazing, gas central heating, off road parking for multiple vehicles and rear garden.

- Well Presented
- Three Bedroom
- Extended Semi-Detached Family Home
- Lounge, Dining Area & Study/Playroom
- Downstairs WC & Utility
- Off Road Parking & Spacious Rear Garden
- Popular Location
- EPC Rating E / Council Tax Band C / Freehold



## The Property

The property is entered via a composite door leading into.

## Entrance Hall

With fitted storage, stairs leading to the first floor and provides access to the following.

## Lounge

14'4 x 10'11 (4.37m x 3.33m)

With uPVC double glazed window to the front aspect and leads into.

## Dining Room

9'1 x 8'8 (2.77m x 2.64m)

With French doors leading out onto the rear garden and leads into the kitchen.

## Kitchen

10'8 x 8'2 (3.25m x 2.49m)

Fitted with a range of floor and wall mounted units with work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, plumbing for a dishwasher, stainless steel sink and drainer unit. uPVC double glazed window to the rear aspect and provides access into the playroom/study.

## Playroom/Study

8'05 x 10'02 (2.57m x 3.10m)

With French doors leading out onto the rear garden, uPVC double glazed window and leads into the utility.

## Utility / Reception Room

15 x 11'04 (4.57m x 3.45m)

With plumbing for a washing machine, WC & basin, uPVC double glazed window to the front aspect and doors leading to both the entrance hall and outside front.

## The First Floor Landing

With loft access into the boarded loft provided by a drop down ladder, uPVC double glazed window to the side aspect and provided access to the following.

## Bedroom One

12 x 11 (3.66m x 3.35m)

(maximum measurements) Spacious double bedroom with uPVC double glazed window to the rear aspect.

## Bedroom Two

11'6 x 10 (3.51m x 3.05m)

Another good size double bedroom with uPVC double glazed window to the front aspect.

## Bedroom Three

8 x 7 (2.44m x 2.13m)

With uPVC double glazed window to the front aspect.

## Bathroom

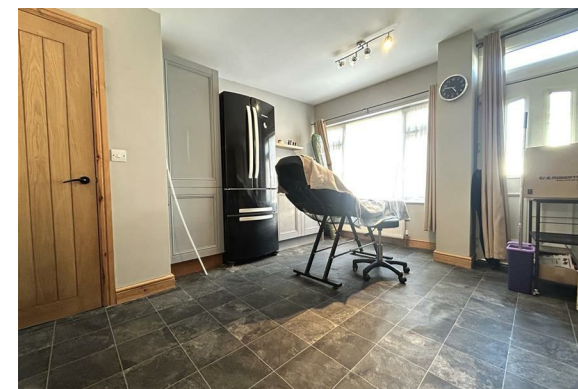
7'5 x 6 (2.26m x 1.83m)

Fitted with a modern three piece suite comprising bath with shower over, wc and basin. The tiled bathroom also benefits from a heated towel rail, extractor fan and obscure uPVC double glazed window to the rear aspect.

## Outside

To the front of the property is car standing for multiple vehicles.

To the rear is a good size lawned garden with paved patio.



## Floor Plan



## Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

