



# Irons Close | Mountsorrel

Creightons Estate Agents are delighted to bring to the market this modern and immaculately presented three-bedroom semi-detached home located on the popular Primrose Hill development in Mountsorrel. The property is beautifully presented throughout. The ground floor accommodates a kitchen diner, living room and WC. The first-floor features three bedrooms, en-suite to the primary bedroom and family bathroom on the first floor. The garden has been well landscaped to provide an inviting space for outdoor living. Overall, this property is turn-key ready.

- Modern, beautifully presented, semi-detached home on the popular Primrose Hill development in Mountsorrel
- Built by Charles Church in 2017 – remaining NHBC warranty
- Generous, stylish living room with feature panelled wall
- Stylish fitted dining kitchen with integrated appliances and doors to the rear garden
- Attractive tiled entrance hallway with ground floor WC
- Three bedrooms to the first floor, the primary having an Ensuite shower room
- Landscaped rear garden with off road parking to the front of the home
- Sought-after location close to local amenities and countryside walks

## LOCATION

Mountsorrel is a particularly well serviced Charnwood Forest village situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops and leisure centre. The village offers fast access to Loughborough, Leicester, Nottingham, the M1 at Loughborough and local train stations offer commuting options to London. Local facilities also include Rothley Park Golf Club, Rothley Court Hotel and Restaurant as well as Leicestershire's only Michelin Star restaurant. Local beauty spots include Swithland Reservoir and Bradgate Park. Mountsorrel is convenient for access to Loughborough endowed schools and Ratcliffe College.







## GROUND FLOOR

Upon entering, the welcoming hallway features charming mosaic-style tiling, leading to the lounge, kitchen/diner, and ground-floor WC. The spacious lounge is beautifully presented, illuminated by a large front-facing window, with a stylish panelled feature wall and wooden flooring. An understairs storage cupboard offers practical storage solutions.

The contemporary kitchen/diner is fitted with a range of white wall and base units, complemented by wood-effect worktops and white tiled splashbacks. Integrated appliances include an oven, gas hob, extractor hood, fridge/freezer, and washer/dryer. Patio doors provide direct access to the landscaped rear garden, flooding the space with natural light and creating an ideal setting for indoor-outdoor living. The room is finished with a light tiled floor, enhancing its brightness and modern appeal.

## FIRST FLOOR

The first floor landing provides access to three bedrooms and the family bathroom. The primary bedroom, a generous double, is positioned to the front of the property and benefits from an en-suite comprising a shower, WC, and wash hand basin as well as a heated towel rail. Bedrooms two and three are located to the rear of the property with pleasant views of the garden.

The family bathroom offers a modern white three-piece suite comprising a bath with shower head attachment, WC and wash hand basin. The space is finished with grey tiling around the bath, grey flooring complemented by chrome fittings.

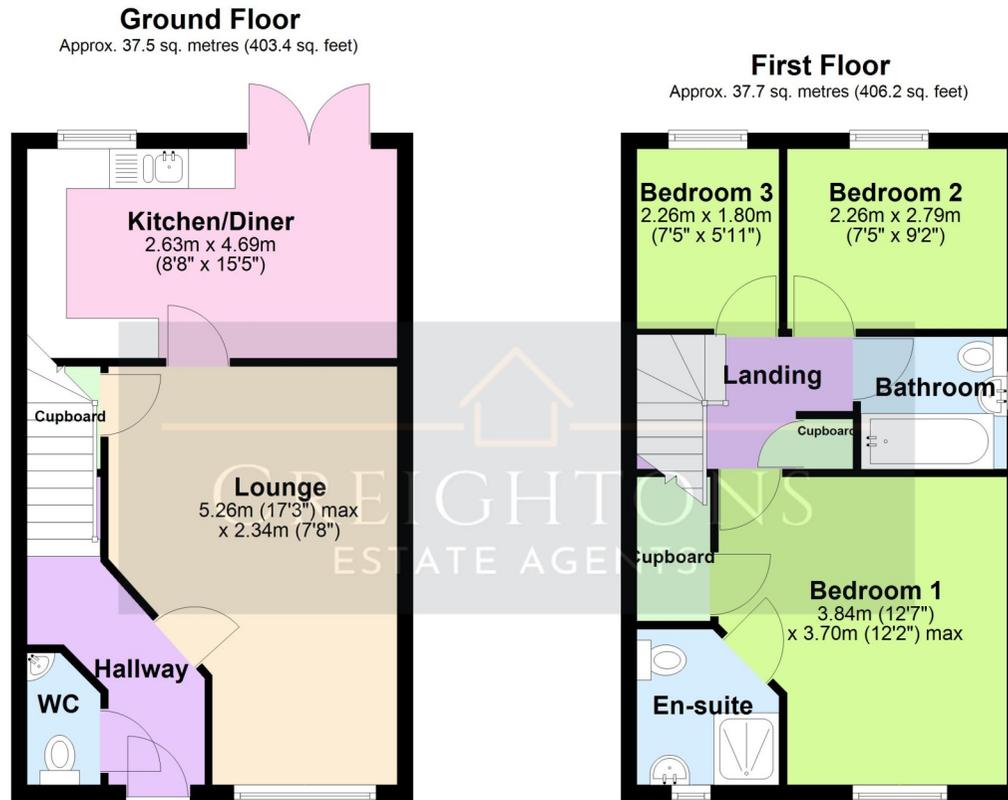
## OUTSIDE

The property enjoys a generous rear garden, which has been landscaped providing an excellent outdoor space for relaxing, entertaining, or gardening. The garden is mainly laid to lawn and features a patio space, gravel path leading to a decking area for seating. There are also planted borders with shrubs, one of which being a raised bed which gives the garden a tranquil feeling. To the front, the home is pleasantly positioned with the adjoining semi-detached property and features a driveway with parking for 2 cars.





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Total area: approx. 75.2 sq. metres (809.6 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.

## 15 Irons Close, Mountsorrel

### SERVICES

All mains services are available and connected.

### COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The 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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



