

William.

96 Kingfisher Road

Mountsorrel, Loughborough, LE12 7FS

Guide price £280,000

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William. is delighted to offer this well presented, extended three-bedroom semi-detached home to market. Built by the renowned David Wilson Homes, the property is located within the highly sought-after Kingfisher Development in the heart of the ever-popular village of Mountsorrel and has been tastefully finished by the existing owners and would make an ideal purchase for first time buyers or investors alike.

Versatile accommodation is set over two floors, in brief comprising: Entrance hall, downstairs WC, formal living room, contemporary kitchen/diner, separate formal dining room / reception room, conservatory and utility / store room to the ground floor. To the first floor there are three well-proportioned bedrooms (principal bedroom with a private en-suite shower room) plus a separate family bathroom. Externally the property benefits from a private, low maintenance rear garden and a private driveway/parking for two vehicles. There is fantastic scope for further extension (subject to required planning permissions).

Mountsorrel village centre is within easy walking distance, with its wide selection of local amenities including a selection of cafés, pubs and restaurants as well as doctor's surgery, butchers, dentist, post office, farm park, leisure centre, Waitrose supermarket and the Michelin starred Johns House restaurant.

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, 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. Bradgate Park is just a short drive away whilst the River Soar and wider links to Charnwood's array of natural beauty are on the doorstep.

Viewing of this property cannot be recommended highly enough to fully appreciate the location, accommodation and potential that this property offers. Viewings are strictly By Appointment Only.

ACCOMMODATION:

























GROUND FLOOR

Entrance Hall
6'2" x 3'3" (1.9 x 1.0)

Guest WC

Living Room
13'11" x 10'7" (4.25 x 3.25)

Kitchen/Diner
14'1" x 13'5" (4.3 x 4.1)

Dining Room
10'2" x 9'10" (3.1 x 3.0)

Utility / Store Room
9'10" x 6'10" (3.0 x 2.1)

Conservatory
9'8" x 7'8" (2.95 x 2.35)

FIRST FLOOR

First Floor Landing
8'10" x 7'0" (2.7 x 2.15)

Bedroom 1
10'2" x 9'6" (3.1 x 2.9)

En-Suite
9'4" x 4'7" (2.85 x 1.4)

Bedroom 2
11'9" x 7'0" (3.6 x 2.15)

Bedroom 3
8'8" x 7'0" (2.65 x 2.15)

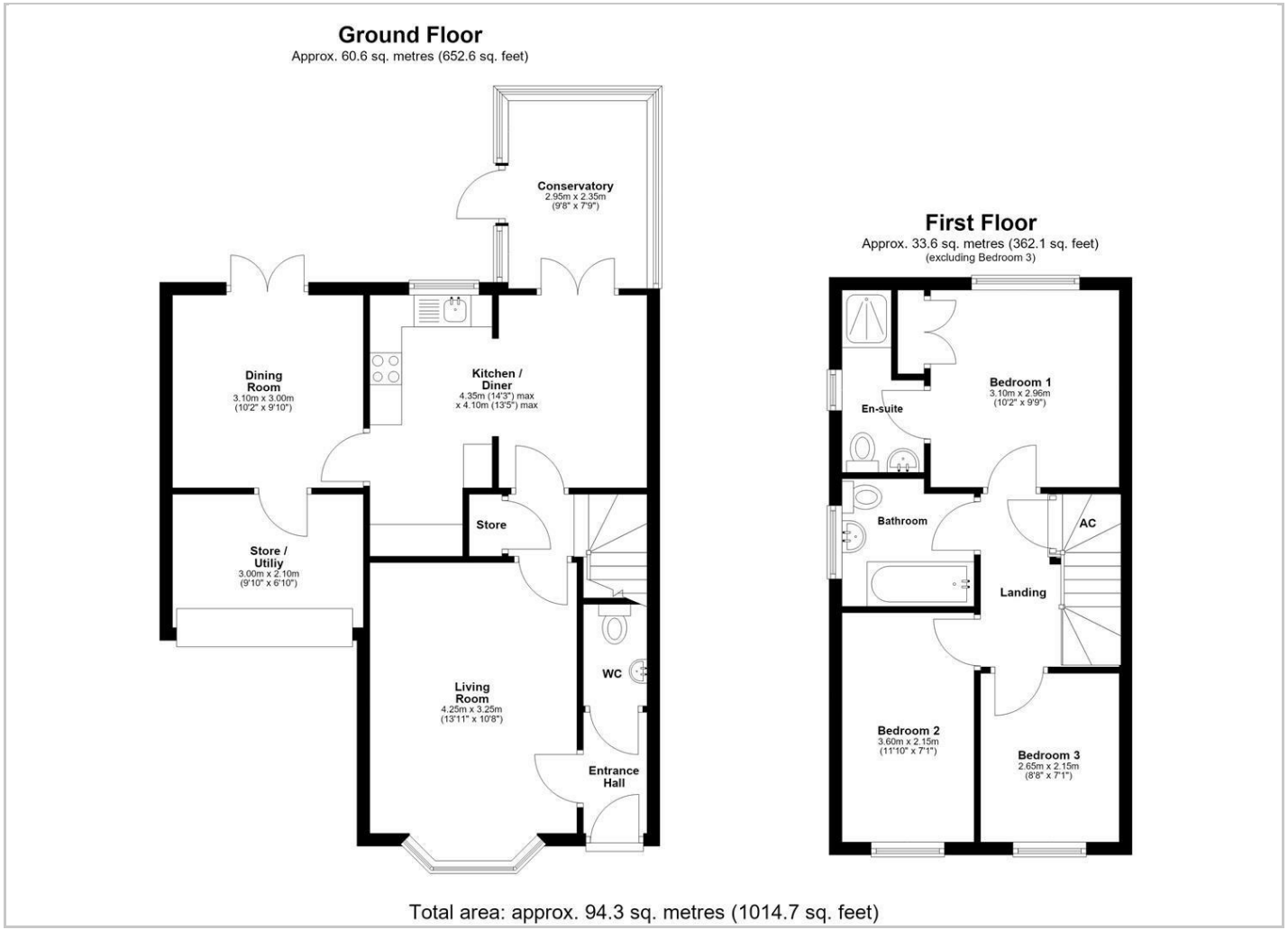
Bathroom
7'0" x 6'6" (2.15 x 2.0)

OUTSIDE

Driveway

Private Rear Garden

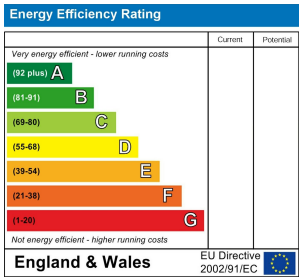
Floor Plan

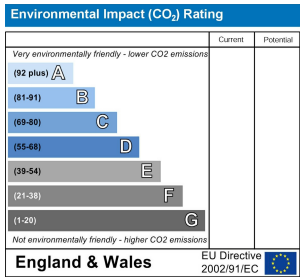


Area Map



Energy Efficiency Graph





Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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