

William.



11 The Osiers
Mountsorrel, Loughborough, LE12 7SN

Guide price £375,000



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William. is pleased to offer this well presented, extended four double bedroom, two bathroom semi-detached house to market. Benefitting from **** NO UPWARD CHAIN **** this is a property which must be viewed to truly appreciate the location and accommodation on offer.

Set on The Osiers, a peaceful and sought-after residential cul-de-sac in the ever popular village of Mountsorrel, this fantastic property boasts versatile accommodation which is set over three floors, in brief comprising: Entrance hall, downstairs WC, formal living room and an impressive extended living/dining kitchen to the ground floor. To the first floor are three well proportioned double bedrooms, a family bathroom and a useful airing cupboard. Stairs rise again to the impressive Principal Bedroom which spans the entire second floor, with a spacious double bedroom, ample built-in storage and a private en-suite bathroom. Externally the property benefits from a private, low maintenance, fully enclosed West facing rear garden. To the front of the property is a detached single garage and private allocated parking space.

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 are Strictly by Appointment Only to be booked via William. Property

Accommodation Comprises:





GROUND FLOOR

Entrance Hall

12'11" x 8'6" max (3.95 x 2.6 max)

Downstairs WC

6'2" x 3'1" (1.9 x 0.95)

Formal Living Room

15'10" x 10'5" (4.85 x 3.2)

Kitchen Area

19'2" x 10'2" (5.85 x 3.1)

Dining Area

9'0" x 8'6" (2.75 x 2.6)

FIRST FLOOR

First Floor Landing

Bedroom 2

13'1" x 10'11" (4.0 x 3.35)

Bedroom 3

12'9" x 10'11" max (3.9 x 3.35 max)

Bedroom 4

9'10" x 8'0" (3.0 x 2.45)

Family Bathroom

8'0" x 5'10" (2.45 x 1.8)

SECOND FLOOR

Second Floor Landing

Bedroom 1

19'2" x 11'1" max (5.85 x 3.4 max)

En-Suite

7'2" x 6'10" (2.2 x 2.1)

OUTSIDE

Front & Rear Gardens

Single Garage & Parking

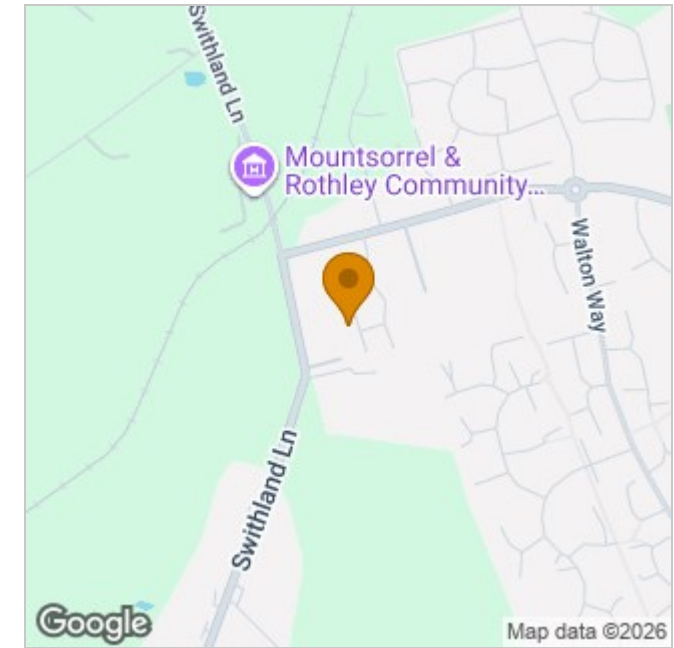
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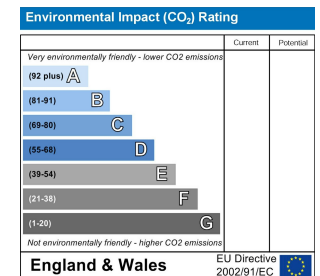
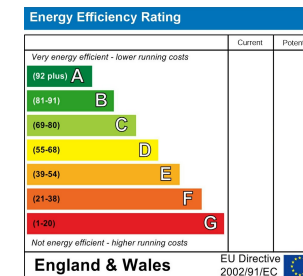
Floor Plan



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.

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