



BEDROOMS

3

BATHROOMS

1

RECEPTION ROOMS

2

COUNCIL TAX

B

KEY FEATURES

- Stylish, modern three-bedroom semi-detached family home located in the highly sought-after village of Mountsorrel on a generous plot.
- Bright and airy living room with feature wall panelling
- Featuring a stylish fitted family kitchen with separate dining area
- Modern refitted bathroom with shower
- Generous, established rear garden
- Driveway featuring ample space for off-road parking, leading to a single garage
- Early viewing highly recommended

PROPERTY OVERVIEW

Located within the desirable and picturesque village of Mountsorrel, this stylish, modern three-bedroom property is the perfect family home offering living space suited to modern family life. The ground floor comprises a welcoming entrance hallway, a comfortable bright and airy living room and a modern fitted kitchen with separate dining room and doors to the rear garden. Three bedrooms and refitted family bathroom. The garden is a particular feature to the home being generous in size, offering scope for extension to the family home, subject to the usual permissions.

ADDITIONAL PHOTOGRAPHY



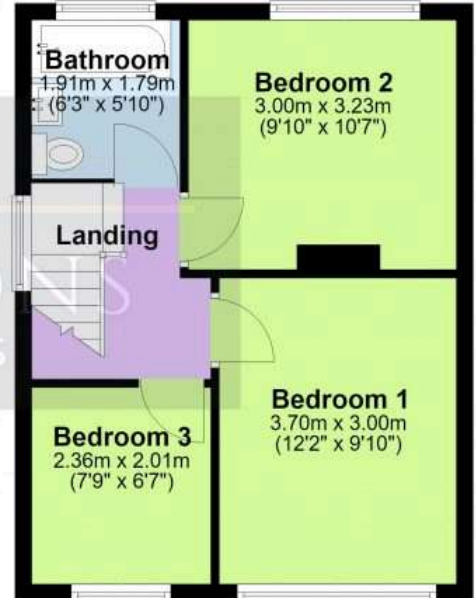
Ground Floor

Main area: approx. 35.5 sq. metres (381.6 sq. feet)
 Plus garages, approx. 11.5 sq. metres (124.0 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



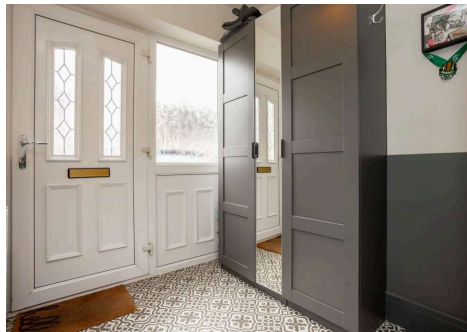
Main area: Approx. 70.7 sq. metres (761.4 sq. feet)

Plus garages, approx. 11.5 sq. metres (124.0 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.

46 Rockhil Drive, Mountsorrel



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

