

42 Carisbrooke Road

Mountsorrel, Loughborough, LE12 7BR

Guide price £425,000

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William. is pleased to offer this deceptively spacious, extended four bedroom, two bathroom detached home to market. This truly is a property which must be viewed to appreciate the potential and accommodation on offer!

It is set on Carisbrooke Road, a peaceful residential street in the ever popular village of Mountsorrel.

Requiring some cosmetic upgrades, this fantastic family home is a blank canvas boasting spacious and versatile accommodation throughout, in brief comprising: Entrance hall, downstairs WC, kitchen diner, play room, office, formal living room and large conservatory to the ground floor. Whilst to the first floor are four well-proportioned bedrooms (master en-suite) and separate family bathroom.

Externally, the property boasts a low maintenance fully enclosed rear garden. - The ideal space for outdoor entertaining and family life! To the front, the property benefits further from a private paved driveway, providing parking for multiple vehicles.

Mountsorrel and the neighbouring villages of Quorn and Rothley offer a wide selection of local amenities including: Cafés, pubs and restaurants as well as doctor's surgery, butchers, dentist, post office, farm park, library, leisure centre, Waitrose supermarket, the Michelin stared Johns House Restaurant and multiple schooling options.

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 & A46 all within close proximity, as well as regular local bus services. 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 appreciate the location, potential and size of the accommodation on offer. Viewings are strictly by appointment only and are to be booked directly via William. Property

ACCOMMODATION:

GROUND FLOOR

Entrance Hall
15'8" x 5'10" (4.8 x 1.8)

Guest WC
6'2" x 3'3" (1.9 x 1.0)

























Play Room
11'5" x 9'2" (3.5 x 2.8)

Office
7'8" x 6'6" (2.35 x 2.0)

Living Room
17'8" x 11'5" (5.4 x 3.5)

Kitchen Diner
21'7" x 11'5" (6.6 x 3.5)

Conservatory
17'8" x 9'4" (5.4 x 2.85)

FIRST FLOOR

First Floor Landing
10'9" x 6'0" (3.3 x 1.85)

Bedroom 1
13'5" x 11'5" max (4.1 x 3.5 max)

En-Suite
7'6" x 5'10" (2.3 x 1.8)

Bedroom 2
12'1" x 9'10" (3.7 x 3.0)

Bedroom 3
9'10" x 9'2" (3.0 x 2.8)

Bedroom 4
11'5" x 7'10" (3.5 x 2.4)

Family Bathroom
7'6" x 6'2" (2.3 x 1.9)

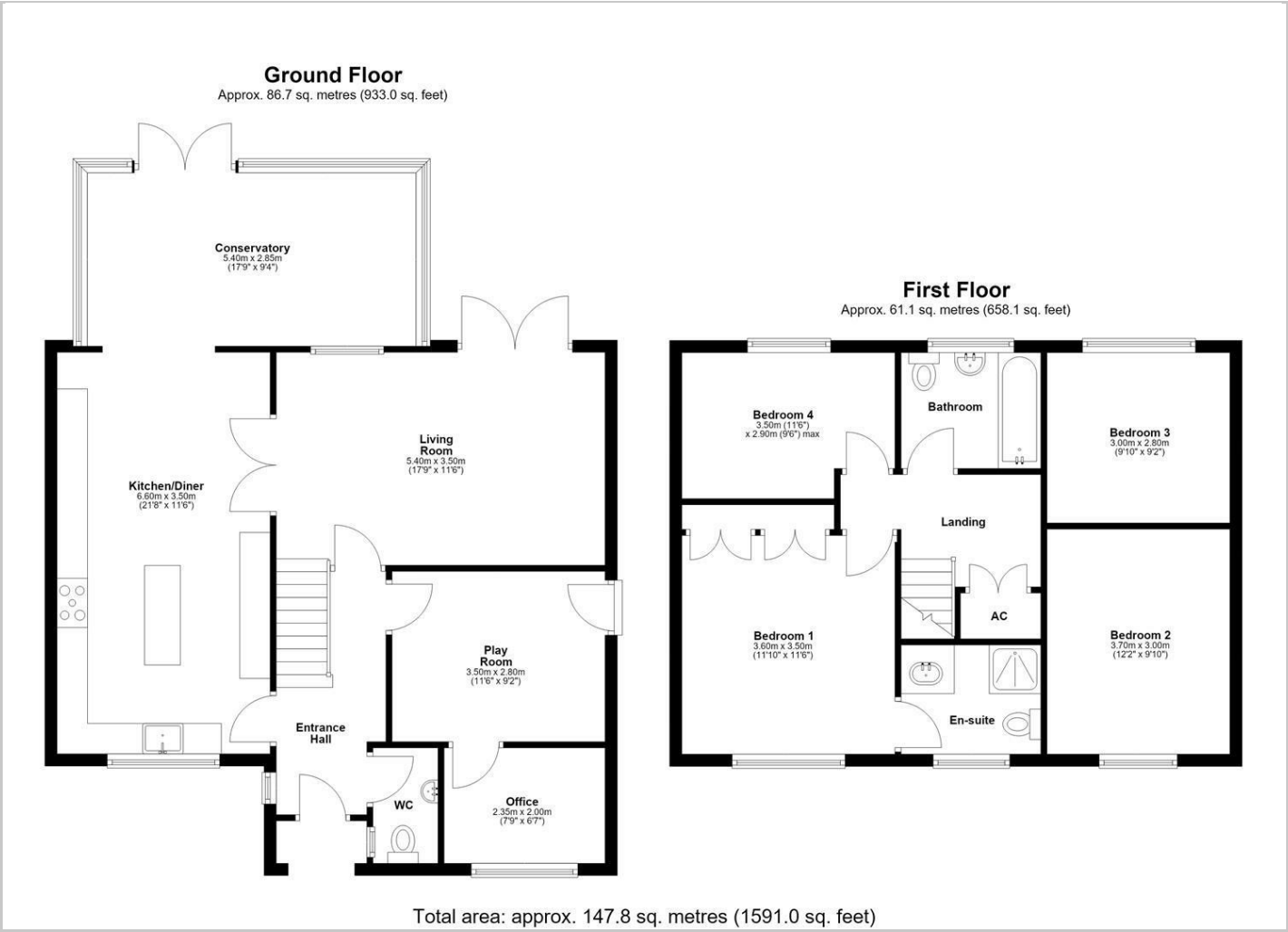
OUTSIDE

Private Rear Garden

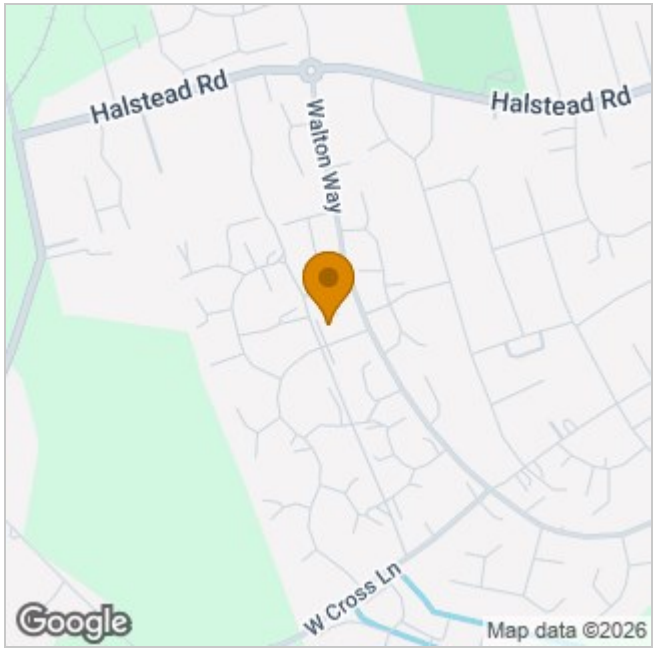
Private Driveway

Disclaimer

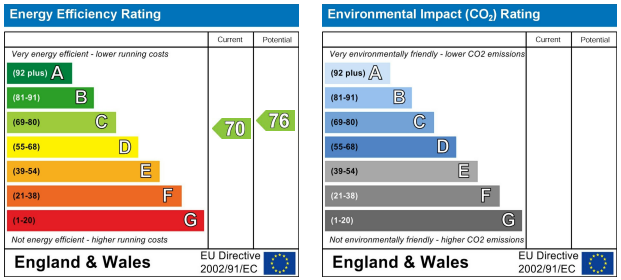
Floor Plan



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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