Holders

A Modern Estate Agent

19 Kestrel Lane, Loughborough, LE12 7GG

Offers over £265,000

Beautifully presented three double bedroom home featuring a bay-fronted lounge, contemporary open plan grey high-gloss kitchen with French doors opening onto the rear garden, modern family bathroom and an integral store with driveway parking. The attractive rear garden offers a patio seating area with slatted privacy fencing leading onto a lawned garden, all situated within the highly desirable village of Mountsorrel.

Summary

Occupying a desirable position within this sought-after residential development, this beautifully presented three double bedroom home offers contemporary accommodation throughout, perfectly suited to modern family living.

The property is approached via a driveway providing off-road parking for multiple vehicles and access to the integral store. Upon entering, a welcoming entrance hall leads to the principal reception rooms. The spacious lounge enjoys a charming bay-fronted window, creating a bright and inviting living space ideal for both relaxation and entertaining, new windows and front door added to the property in 2025, following a brand new, fully serviced combi boiler.

To the rear of the property, the impressive contemporary open plan kitchen dining area is fitted with a range of sleek grey high-gloss units, complemented by ample work surfaces and integrated appliance space. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property boasts three generously proportioned double bedrooms, each offering excellent space for family members or guests. The family bathroom is appointed with a stylish contemporary white three-piece suite, complemented by fully tiled walls, creating a clean and modern finish.

Externally, the rear garden has been thoughtfully designed for ease of maintenance and enjoyment. A paved patio seating area with attractive slatted privacy fencing provides the perfect setting for outdoor dining and entertaining, leading onto a well-maintained lawned garden beyond.

Please note that the loft has been insulated, a new combi boiler was installed in 2025 and new windows and doors have been fitted throughout.. Combining modern styling, generous proportions and an excellent village location, this superb home represents an outstanding opportunity for families and professionals alike.

Mountsorrel offers an excellent range of local amenities, highly regarded schools, picturesque countryside walks and convenient access to Loughborough, Leicester and major road networks, making it one of Charnwood's most desirable village locations.

Disclaimer

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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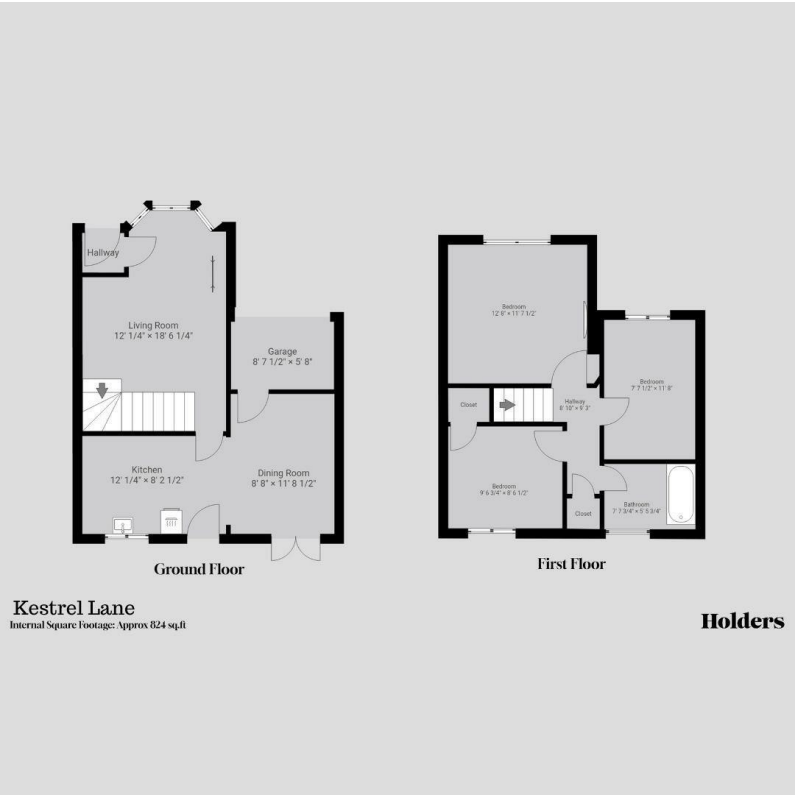
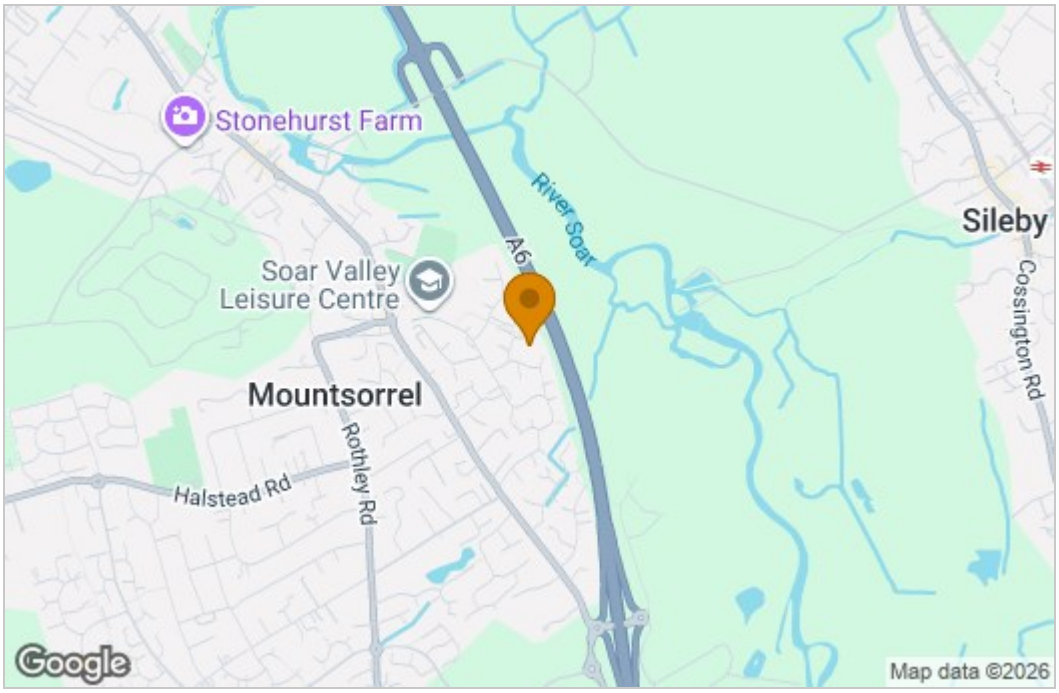
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

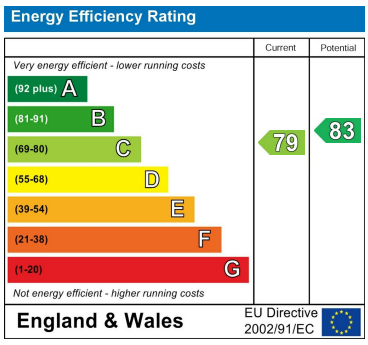
Floor Plan



Area Map



Energy Efficiency Graph



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