



BEDROOMS

4

BATHROOMS

2

RECEPTION ROOMS

2

COUNCIL TAX

E

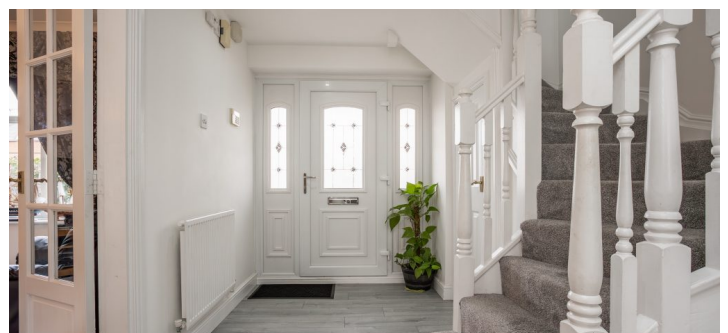
KEY FEATURES

- Unique four-bedroom detached David Wilson home, originally built as the show house.
- Spacious and versatile accommodation with potential to extend (subject to planning).
- Generous dining kitchen, separate dining room and large living room with limestone fireplace.
- Principal bedroom with stylish Jacuzzi en-suite, plus family bathroom with Jacuzzi bath.
- Private landscaped south-facing rear garden.
- Driveway parking and bespoke detached electric double garage.
- Popular Mountsorrel village location.

PROPERTY OVERVIEW

Creightons Estate Agents are delighted to present this unique and immaculately presented four-bedroom detached David Wilson family home, originally built as the show house, situated in the popular Charnwood village of Mountsorrel. Offering spacious and versatile accommodation with potential to extend (subject to planning), the property features a large living room with limestone fireplace and remote-controlled gas fire, separate dining room with bespoke bay window, generous dining kitchen, utility room and study/fifth bedroom. Upstairs are four well-proportioned bedrooms, including a principal bedroom with stylish Jacuzzi en-suite, alongside a family bathroom with Jacuzzi bath and power shower. Externally, the property benefits from a private landscaped south-facing garden, driveway parking and a bespoke detached electric

ADDITIONAL PHOTOGRAPHY



FLOORPLAN



Main area: Approx. 145.7 sq. metres (1568.2 sq. feet)
Plus garages, approx. 24.0 sq. metres (258.3 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.

42 Kingfisher Road, Mountsorrel



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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