



**Connells**

Beeches Avenue  
Mountsorrel Loughborough

# Beeches Avenue Mountsorrel Loughborough LE12 7JA

for sale offers over  
**£230,000**



## Property Description

Situated within a well-regarded residential setting in Mountsorrel, Beeches Avenue is a well-proportioned three-bedroom semi-detached home offering practical family accommodation, driveway parking and an attractive, low-maintenance rear garden.

The property is approached via a gravelled driveway providing off-road parking, with the front elevation set behind a low brick boundary wall. An enclosed porch leads into the entrance hall where a ground floor WC is conveniently positioned.

To the rear of the home, the main living space is a generous through living/dining room, offering flexible zones for seating and dining and featuring a central fireplace. Double doors open into a bright conservatory, creating an excellent additional reception space with garden views and French doors out to the patio. The fitted kitchen is arranged with a range of wall and base units, work surfaces and tiled splashbacks, with space for appliances and a side access door—ideal for day-to-day convenience.

Upstairs, the first floor provides three bedrooms, including a well-proportioned principal bedroom, a generous second bedroom and a third bedroom which would also suit a nursery, dressing room or home office. Completing the accommodation is a family bathroom fitted with a modern suite.

Outside, the full enclosed rear garden is designed for ease of upkeep, featuring a patio seating area, gravelled sections, raised planters and a distinctive circular lawn area with artificial turf.

## Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with space for coats and shoes and stairs rising to the first floor. Finished in neutral décor.

## Cloakroom / Wc

Convenient ground floor cloakroom fitted with a low-level WC and wash hand basin, ideal for guests and everyday family use.

## Living / Dining Room

A spacious and well-presented through reception room offering clearly defined living and dining areas. The living area is centred around a feature fireplace, while the dining space comfortably accommodates a family-sized table. Large rear-facing doors allow excellent natural light and open into the conservatory.

## Conservatory

A bright and versatile addition to the home with surrounding glazing and a lightweight

roof, providing an ideal seating or garden room. French doors open directly onto the rear patio, creating a seamless indoor-outdoor connection.

## Kitchen

Fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. There is space for freestanding appliances and a practical layout for everyday use, along with a side access door leading outdoors.

## First Floor Landing:

Providing access to all first floor rooms, with a window allowing natural light and access to loft space.

## Bedroom One

Principal bedroom positioned to the front elevation, offering ample space for wardrobes and additional furnishings. Light and neutrally decorated.

## Bedroom Two

A generous second double bedroom overlooking the rear garden, providing comfortable accommodation with space for a range of bedroom furniture.

## Bedroom Three

A good-sized single bedroom, ideal as a child's room, guest bedroom or home office, enjoying a pleasant outlook over the front aspect.

## Family Bathroom

Fitted with a modern suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Complemented by tiled walls and windows to rear and side for ventilation and natural light.

## Outside:

### Front

The property is set behind a low-level brick boundary wall with a gravelled frontage providing off-road parking. A pathway leads to the entrance door beneath a modest canopy, with a side access gate leading to the rear garden. The front is enhanced by established shrubs and planting, creating an attractive and low-maintenance approach.

### Rear Garden

The rear garden is fully enclosed and thoughtfully arranged for ease of maintenance, featuring a combination of paved patio and gravelled areas. A central circular artificial lawn creates an attractive focal point, complemented by raised planting beds and established borders.

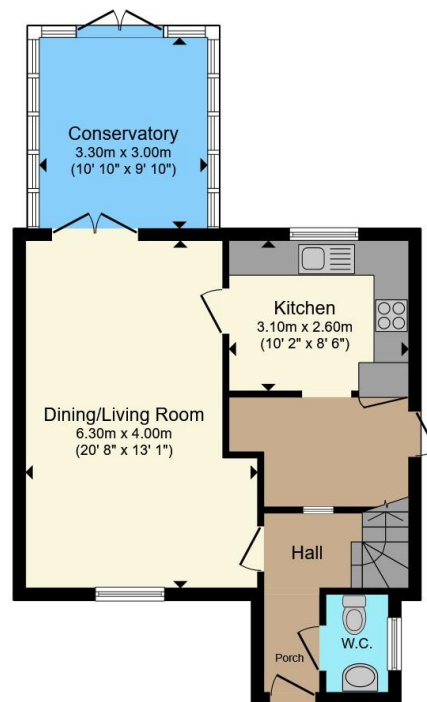
A pathway leads through the garden to a timber garden shed, providing useful storage, while fencing to both sides ensures privacy. The space offers excellent scope for outdoor seating and entertaining, with direct access from the conservatory enhancing the indoor-outdoor flow.

## Agent's Note

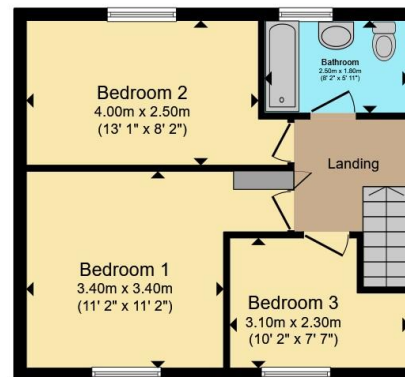








**Ground Floor**



**First Floor**

Total floor area 93.2 m<sup>2</sup> (1,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01664 560 241**  
**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
 MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307948](http://connells.co.uk/Property/MOW307948)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MOW307948 - 0007