



Sinclair

14 Kestrel Lane, Mountsorrel, Loughborough, LE12 7GG

£260,000

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Property at a glance

- Beautifully Maintained Home
- Conservatory
- Carport with EV Charger
- Council Tax Band*: C
- Pleasant Outlook to Green
- Modern Kitchen and Bathroom
- Popular Charnwood Village
- Price: £260,000

Overview

This beautifully maintained semi-detached family home offers a pleasant outlook over the green and features modernised accommodation. In brief, the property comprises an entrance hall, a living room, a refitted dining kitchen, and a conservatory. On the first floor, the landing leads to three bedrooms and a re-fitted contemporary bathroom. Outside, there is a driveway providing off-road parking, which leads to a covered carport area equipped with an EV charging point. The rear garden is enclosed and primarily laid to lawn. This lovely property is situated in a desirable position within the popular Charnwood village of Mountsorrel.

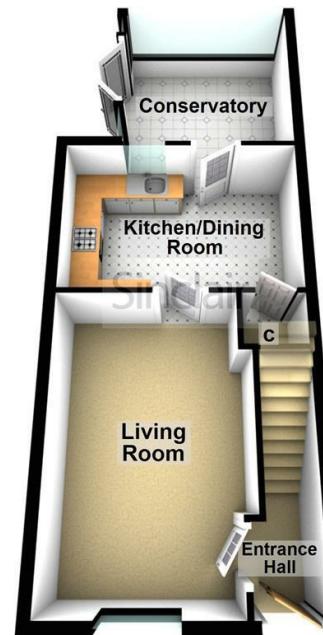
Location**

Mountsorrel is a village south of Loughborough in Charnwood, surrounding a steep hill, once crowned by a castle and renowned for the Buttercross Market in the village centre as well as its granite quarry, the largest in Europe. The village is well serviced with a number of shops, hairdressers, restaurants, cafes and pubs; there is a fishing shop as the sport is popular due to the proximity of the River Soar. A leisure centre provides excellent facilities and runs many activities for all ages. The primary school is St Peter's Church of England. Nearest Airport: East Midlands (13.6 miles). Nearest Train Station: Sileby: (2 miles). Nearest Town/City: Loughborough (5.1 miles). Nearest Motorway: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



Detailed Accommodation

DETAILED ACCOMMODATION

There is a storm porch with lighting and an entrance door leading into the entrance hall.

ENTRANCE HALL

The entrance hall features a radiator, space for hanging cloaks, stairs leading to the first floor, and a door that opens into the main living room.

LIVING ROOM

15'11 x 9'10 minimum 10'2 maximum (4.85m x 3.00m minimum 3.10m maximum)

There is a uPVC double-glazed window with a pleasant outlook over the green. The room features a central fireplace with an electric fire, along with a hearth and surround. Additionally, there is a radiator and a door that leads to the fitted dining kitchen.

FITTED DINING KITCHEN

13'8 x 9'1 (4.17m x 2.77m)

The kitchen features a contemporary design, complete with a single-drainer stainless steel sink unit and a mixer tap. It includes gloss wall and base units, along with a work surface that has a tiled surround. The kitchen is equipped with a gas hob and an oven below, as well as an extractor fan above. Additionally, there is an integral dishwasher and space allocated for both a washing machine and a tumble dryer. The flooring is tiled.

In the dining area, there is a door that leads to an understairs storage cupboard and another door that opens into the conservatory. The windows are made of uPVC double glazing.

CONSERVATORY

9'8 x 10'5 (2.95m x 3.18m)

Brick-built base with uPVC double-glazed windows overlooking the garden and double doors leading to the patio. The structure features a pitched roof with a suspended fan light.

FIRST FLOOR

On the first floor, the landing leads to three bedrooms and a newly fitted bathroom. There is an access hatch to the loft and a storage cupboard.

BEDROOM ONE

11'1 x 9'4 (to the front of wardrobe/cupboards) (3.38m x 2.84m (to the front of wardrobe/cupboards))
uPVC double-glazed window and radiator.

BEDROOM TWO

10'0 x 6'5 (3.05m x 1.96m)
uPVC double-glazed window with a pleasant view and a radiator.

BEDROOM THREE

7'1 x 7'1 (2.16m x 2.16m)
uPVC double-glazed window with a pleasant outlook over the green, and a radiator.

BATHROOM

The bathroom has been renovated with a modern suite that includes a panel bath with a thermostatic shower overhead. It features a low flush WC and a vanity unit topped with a wash hand basin, accompanied by drawer storage underneath. The walls and flooring are tiled, and there is a heated chrome towel rail. Additionally, there is a uPVC double-glazed window with opaque glass.

OUTSIDE

The property is situated in a pleasant location opposite a green area. It features a block-paved driveway that provides off-road parking, leading to a covered carport area equipped with an EV charger. Gated access leads to the rear garden.

The rear garden includes a slabbed patio area, with a lawn beyond. It is enclosed by timber screening and includes a timber shed as well as an outdoor water tap.



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Energy Efficiency Rating

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

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