



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.

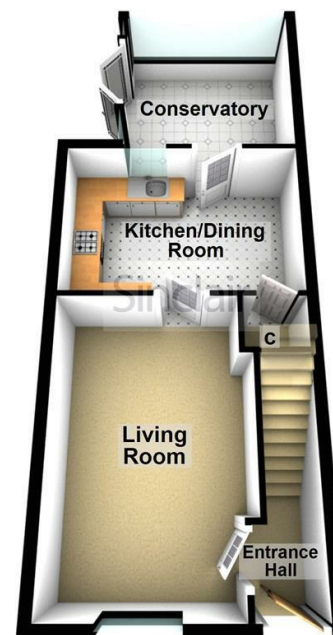
Location**

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)

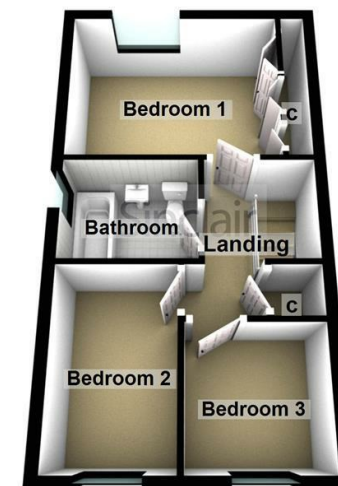


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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

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