



# Mallard Road | Mountsorrel

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Creightons Estate Agents are delighted to present this superb three double bedroom semi-detached family home, thoughtfully arranged over two floors. Positioned in the desirable village of Mountsorrel, this property benefits from a well-maintained interior and a convenient location. The property is available with NO CHAIN, making it an ideal opportunity for buyers seeking a move-in-ready home.

- A well-maintained, semi-detached residence situated in the highly sought-after village of Mountsorrel
- Featuring three double bedrooms and a family bathroom
- Bright and inviting lounge, dining kitchen, and a generous conservatory
- Driveway offering ample off-road parking, leading to a single garage
- Offered with NO UPWARD CHAIN, ensuring a swift purchase process

## LOCATION

Mountsorrel is a particularly well serviced Charnwood Forest village, situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops, and a gym. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local beauty spots include Swithland Reservoir and Bradgate Park.







## GROUND FLOOR

Upon entering the property, you are welcomed into a welcoming hallway. The spacious lounge, situated to the front of the property, features a charming fireplace with a wooden surround and cream hearth. A large bay window allows an abundance of natural light to fill the room, creating a warm and inviting atmosphere. The staircase leads to the first-floor accommodation.

Adjacent to the lounge is the dining kitchen, fitted with an array of white units and complemented by worktops and a tiled splashback. Integrated appliances include an oven, gas hob with extractor fan, and space for a washing machine, dishwasher, and fridge/freezer. The kitchen seamlessly opens into a generously proportioned conservatory, which overlooks the garden and provides versatile additional living space.

## FIRST FLOOR

Stairs from the living room ascend to the first-floor landing, which provides access to three double bedrooms and the family bathroom. The principal bedroom is located to the front of the home with two additional double bedrooms. The family bathroom is equipped with a bath with shower over, tiled splashbacks, a washbasin, and a W.C., completing the upper level.

## OUTSIDE

The property benefits from a driveway providing off road parking, leading to a single garage with side access from the garden. The rear garden is predominantly laid to lawn and featuring borders with mature shrubs and a handy shed. Additional patio space provides further seating areas, perfect for entertaining. A side door provides convenient access from the garden to the garage, enhancing practicality. This property offers a blend of comfortable living space and practical features in a desirable village setting. Early viewing is highly recommended.

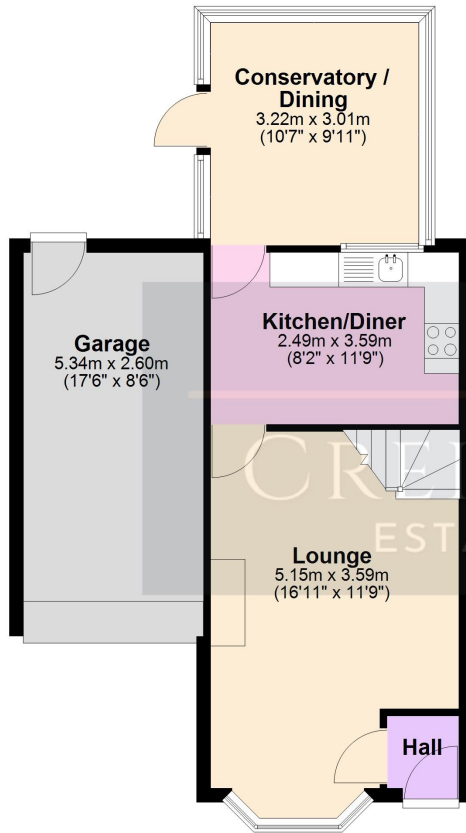




# Mallard Road | Mountsorrel | Leicestershire

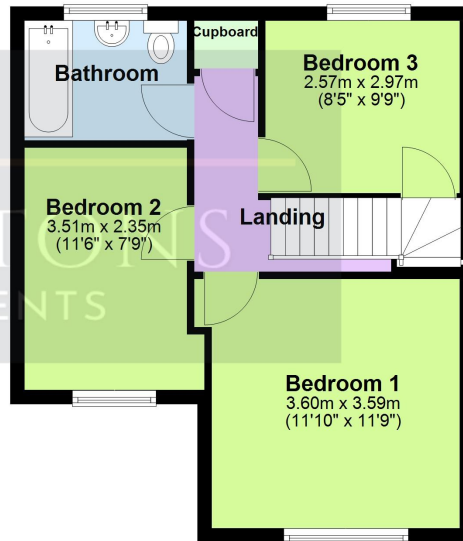
## Ground Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.7 sq. feet)



Total area: approx. 93.3 sq. metres (1004.1 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.

25 Mallard Road, Mountsorrel

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The 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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



