



Taylor's
Est. 1992

Hawcliffe Road, Mountsorrel, LE12 7AQ
Loughborough

£325,000

Hawcliffe Road, Mountsorrel

Set back from the quiet rhythm of Hawcliffe Road, this attractive three-bedroom semi-detached home offers a well-balanced layout, filled with natural light and a strong sense of flow. A private driveway to the front provides both practicality and a welcoming sense of arrival.

Inside, the ground floor is thoughtfully arranged around a generous living room, positioned to the front of the house. This is a comfortable and inviting space, ideal for everyday living. To the rear, the home opens out into a kitchen and dining area, creating a more sociable heart of the house. The kitchen offers ample storage and workspace, while the dining area enjoys a pleasant outlook over the garden and provides direct access through to the conservatory.

The conservatory forms a natural extension of the living space—bright and versatile, it offers an ideal spot for relaxing, entertaining, or simply enjoying views of the garden throughout the seasons.

Upstairs, three well-proportioned bedrooms are arranged around a central landing, alongside a family bathroom. Each room enjoys a private aspect, contributing to a calm and comfortable first-floor setting.

To the rear, the gardens are a particular highlight. Thoughtfully maintained and richly planted, they provide a tranquil green retreat with space to unwind, entertain, and enjoy outdoor living in relative seclusion.

A home that combines practicality with charm, offering a cohesive layout and a peaceful garden setting within a well-established residential area.

Mountsorrel

Mountsorrel is a characterful village set between Loughborough and Leicester, with a long-standing sense of community and a rich local heritage. Positioned along the River Soar, it offers a blend of countryside walks and everyday convenience.

The village is known for its historic granite quarry and riverside setting, with a selection of independent shops, cafés and traditional pubs forming its social heart. Nearby Loughborough provides a wider range of amenities, as well as mainline rail connections, while Leicester offers broader cultural and commercial appeal.

Green spaces are abundant, with access to the





Set back on Hawcliffe Road, this three-bedroom semi-detached home offers a spacious living room, open kitchen/dining area and bright conservatory overlooking the garden. With a private driveway, well-proportioned bedrooms and a peaceful rear garden, it's ideal for modern family living.

- Three-bedroom semi-detached house
- Set along a quiet stretch of Hawcliffe Road
- Private driveway providing off-street parking
- Kitchen and dining space
- Flexible layout suited to modern living
- Light-filled interiors with a calm, balanced flow
- Family bathroom arranged on the first floor
- Beautifully planted rear gardens with seasonal interest
- Peaceful setting with a strong sense of privacy
- Located in the sought-after village of Mountsorrel

Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House



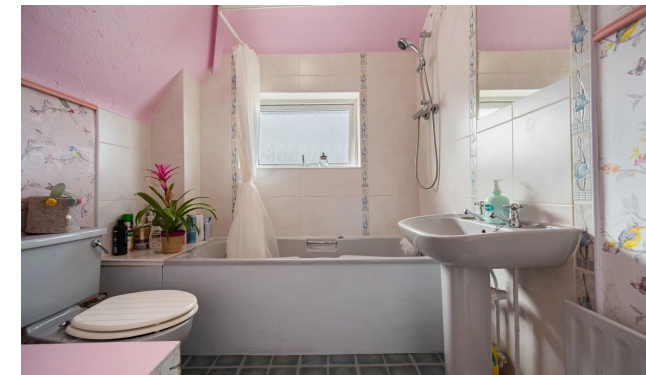


1st floor



2nd floor

TOTAL: 860 sq. ft
 1st floor: 482 sq. ft, 2nd floor: 378 sq. ft
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, WALLS: 94 sq. ft
FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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