



Glenfrith Gardens, Mountsorrel

Creightons Estate Agents are delighted to bring to the market this neatly presented two-bedroom semi-detached home, located in the highly sought-after village of Mountsorrel. Ideally positioned just a short distance from the village centre, the property offers convenient access to a wide range of local amenities.

- Nestled in the popular village of Mountsorrel
- A tastefully decorated two-double bedroom semi-detached home
- Featuring a kitchen/ diner and separate living room on the ground floor
- Off-road parking and driveway
- Low maintenance front and rear garden
- Early viewing highly recommended

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 gyms. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local facilities also include Rothley Park Golf Club as well as Leicestershire's only Michelin Star restaurant being located in Mountsorrel. Local beauty spots include Swithland Reservoir and Bradgate Park. Mountsorrel is particularly well placed for access to Loughborough endowed schools and Ratcliffe College.







GROUND FLOOR

Upon entering the property through the canopied front door, you are welcomed into a bright hallway with stairs rising to the first floor. At the front of the home sits a spacious lounge, featuring a large window, decorative coving, and useful understairs storage.

To the rear, the light and airy dining kitchen enjoys views over the enclosed garden. It is fitted with a contemporary range of shaker-style units with chrome accessories, complemented by grey worktops, a tiled splashback, and wood-effect flooring. The kitchen includes a built-in oven, electric hob and extractor, along with space for additional appliances, and offers direct access out to the garden.

FIRST FLOOR

A staircase leads from the hallway to the landing, where you will find two double bedrooms and a family bathroom. The primary bedroom, located at the rear of the property, offers views of the rear garden. The second bedroom is positioned at the front of the home and is currently being used as a workspace, however has a range of possible uses. It is near equal proportions with views over the front elevation and handy storage cupboard. The family bathroom features a white three piece, consisting of wc, wash hand basin set within vanity unit and bath with shower over, and a tiled splashback.

OUTSIDE

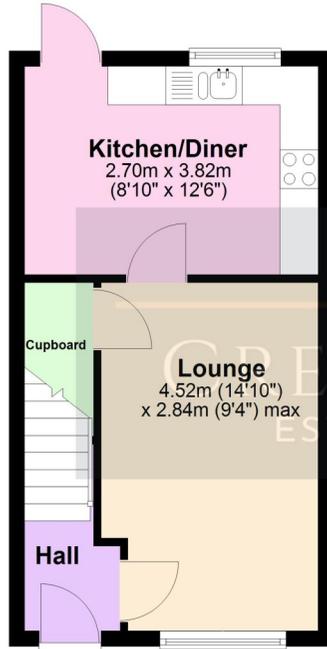
The block-paved driveway sits to the side of the property and provides off-road parking for two vehicles. A gated side entrance leads through to the fully enclosed rear garden, which is mainly laid to lawn and features both a patio and decking area. Raised flower beds add interest, and the space offers plenty of room for outdoor dining and seating.



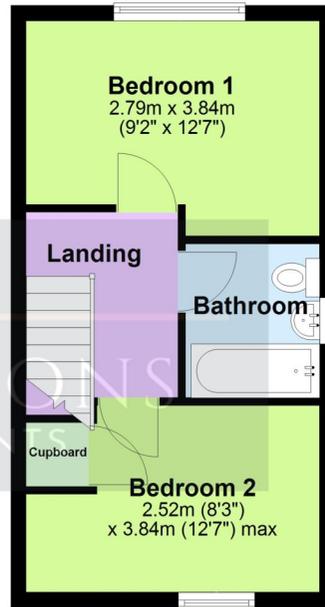


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Ground Floor
Approx. 28.1 sq. metres (302.0 sq. feet)



First Floor
Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 56.6 sq. metres (608.8 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.

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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		85 B
69-80	C	72 C	
55-68	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.



