



**Seaton Road, Mountsorrel**

**welcome to**

## **Seaton Road, Mountsorrel Loughborough**

\*FOR SALE\* 'The Exton' Jelson built three bedroom semi detached home benefitting from remaining NHBC warranty occupying a pleasant position overlooking greenery to the front. VIEWING IS ESSENTIAL TO APPRECIATE!!

### **Entrance**

The property is entered via a composite front door into the hallway which has carpeted flooring, stairs off to the first floor, useful under stairs storage cupboard, a radiator and doors off to all ground floor rooms.

### **Ground Floor Wc/ Cloakroom**

The ground floor wc has vinyl flooring, two-piece suite that comprises of low level wc, a pedestal wash hand basin with tiled splashbacks and there is an airing cupboard providing useful storage and housing the combination boiler.

### **Living Room**

17' 4" x 11' 6" ( 5.28m x 3.51m )

The lounge offers a dual aspect with a upvc double glazed bay window overlooking the front elevation and a window overlooking the rear garden and two radiators.

### **Dining Kitchen**

17' 4" x 10' 5" ( 5.28m x 3.17m )

The dining kitchen is fitted with a comprehensive range of base and wall mounted units with work surfaces over, space for a washing machine, dishwasher and fridge freezer, there is a gas hob with overhead extractor fan and an electric oven. There is a sink with drainer, a upvc double glazed window to the front and French doors which open onto the rear garden.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, a dogleg staircase with upvc double glazed window to the side and doors leading off to all first-floor rooms.

### **Bedroom One**

17' 3" x 9' 9" ( 5.26m x 2.97m )

Bedroom one is an irregular shaped room that benefits from a built in storage cupboard, UPVC double glazed window to the front and rear elevation and two radiators.

### **Ensuite**

The ensuite is fitted with a modern suite and comprises of a newly fitted shower cubicle with shower over, pedestal wash hand basin, low level wc, there is vinyl flooring, extractor fan and a heated towel rail.

### **Bedroom Two**

10' 10" x 7' 2" ( 3.30m x 2.18m )

Bedroom two has a upvc double glazed window to the front and side and a radiator.

### **Bedroom Three**

8' 10" x 7' 7" ( 2.69m x 2.31m )

Bedroom three has a upvc double glazed window to the rear, access to the loft and a radiator.





### **Bathroom**

The bathroom is fitted with a modern suite that comprises of bath, pedestal wash hand basin, low level wc. There is vinyl flooring, heated towel rail, an extractor fan and a upvc double glazed window to the front.

### **Outside**

To the front of the property, the property occupies a corner position with a shaped garden and pathway leading to the front door. There is a driveway to the side providing ample offroad parking, with gated access to the rear. The rear garden has a patio seating area, shed, planted borders and fencing to all boundaries.



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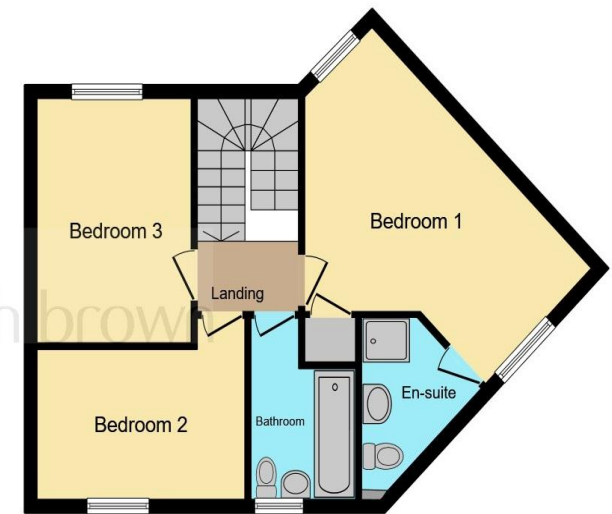
- Three bedroom Semi Detached Jelson Built Home
- NHBC Warranty Remaining
- Off Road Parking
- Groundfloor Cloakroom
- Popular Field Fare Development

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers in excess of  
**£270,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115252 - 0006

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