



Sinclair

29 Windsor Close, Mountsorrel

Loughborough

£270,000

29 Windsor Close

Mountsorrel, Loughborough

Well-presented 3-bed semi in a cul-de-sac setting. Spacious living space with lounge and dining areas, modern kitchen, garage, parking, private rear garden, no upward chain. Ideal for families or professionals.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upward Chain
- Pleasant Cul De Sac Location
- Private Rear Garden
- Detached Garage
- Ample Parking
- Granted Charnwood Village



Entrance Hall

UPVC double glazed door through to the entrance hall. The entrance hall has stairs accessing the first floor, radiator, UPVC double glazed window and door accessing the main living space.

Living Room

14' 2" x 11' 6" (4.32m x 3.51m)

Double glazed window with pleasant outlook over the front, radiator, fireplace, door accessing an under stair storage cupboard and open access to the separate dining room

Dining Room

9' 6" x 7' 5" (2.90m x 2.27m)

Double glazed sliding patio door overlooking and accessing the garden, radiator and door accessing the fitted kitchen

Fitted Kitchen

9' 7" x 6' 9" (2.91m x 2.05m)

Fitted with a single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, fitted units to the wall and base, work surface with tile surround, gas and electric cooker point with extractor fan over, plumbing for washing machine, space for under unit appliance, radiator, double glazed window overlooking the garden, a wall mounted Worcester gas fed boiler and UPVC double glazed door accessing the driveway

Landing

The landing gives way to three bedrooms, fitted shower room, UPVC double glazed window, loft access hatch and built-in airing cupboard

Bedroom One

11' 5" x 8' 4" (3.48m x 2.55m)

(Measurements to the front of wardrobe/cupboards)
Double glazed window with pleasant outlook over the garden, radiator and fitted wardrobe/cupboards.



Bedroom Two

10' 5" x 7' 3" (3.17m x 2.20m)

Double glazed window with pleasant outlook, radiator

Bedroom Three

5' 1" x 7' 1" (1.56m x 2.17m)

(Measurements to the front of wardrobe/cupboards and not including room entry) Double glazed window with pleasant outlook, radiator and fitted wardrobe/cupboards over the stair bulkhead.

Shower Room

The shower room is fitted with a white suite comprising full width shower area with shower screening, low flush WC and pedestal wash hand basin, radiator, tile flooring and splash-backs and double glazed window







GARDEN

To the front of the property is a lawned garden with mature tree and pleasant outlook. There is a driveway providing parking for three to four vehicles and access to the detached garage and gate to rear garden. To the rear the garden enjoys privacy with a tree lined rear aspect, a lawned garden and patio area.

DRIVEWAY

3 Parking Spaces

The driveway provides ample parking for 3 to 4 vehicles and leads to the detached garage

GARAGE

Single Garage

The garage has an up and over door, electric lighting, power and personal access door lead leading to the rear garden



Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 15-15A High Street – LE12 7RX

01509 812777

sileby@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.