

william.



2B Watling Street
Mountsorrel, Loughborough, LE12 7BD

Guide price £310,000

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William. is delighted to offer this modern, immaculately presented three double bedroom, two bathroom, three storey semi-detached home to market, boasting ** NO UPWARD CHAIN **

Offering deceptively spacious accommodation throughout, this truly is a property that must be viewed!

Built in 2018 and located in a prime position, just off the Butter Market in the centre of Mountsorrel, spacious and versatile accommodation is set across three floors comprising: Entrance hall, formal living room, downstairs WC and a bright and spacious, living/dining kitchen to the ground floor. To the first floor there are two double bedrooms and a modern four-piece bathroom suite, with stairs rising up to the private and impressive Principal bedroom (with private en-suite and dressing area) which spans the entirety of the second floor.

Externally the property boasts landscaped, low maintenance front and rear gardens - The south facing rear garden is fully enclosed and is the ideal space for outdoor entertaining! To the front of the property there are two allocated parking spaces within the private resident's car park.

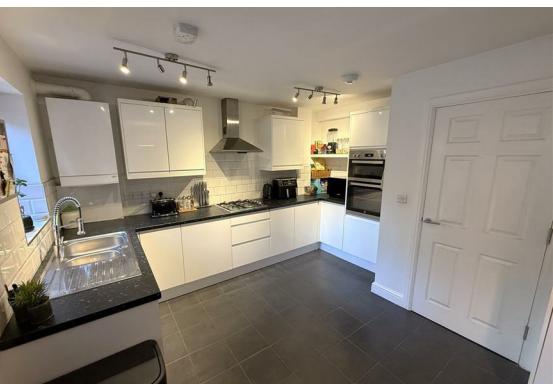
Mountsorrel and the neighbouring village of Quorn offer a wide selection of local amenities including: Cafés, pubs and restaurants as well as doctor's surgery, butchers, dentist, post office, farm park, leisure centre, Waitrose supermarket and there are multiple primary and secondary schooling options nearby.

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, M69, A6 and A46 all within close proximity. There are regular local bus services and train links to Leicester and Nottingham can be found in the neighbouring villages of Barrow upon Soar and Sileby, with direct trains to London St. Pancras international from Loughborough train station.

Viewing is highly recommended to appreciate the finish and accommodation which this property offers & is Strictly By Appointment Only, to be booked directly via William. Property

GROUND FLOOR

Entrance Hall





Downstairs WC
4'1" x 2'9" (1.25 x 0.85)

Lounge
13'8" x 13'4" (4.19 x 4.08)

Living / Dining Kitchen
20'8" x 16'4" max (6.31 x 4.98 max)

FIRST FLOOR

First Floor Landing

Bedroom 2
12'7" x 9'7" (3.85 x 2.93)

Bedroom 3
13'9" x 8'10" max (4.2 x 2.7 max)

Bathroom
9'0" x 6'10" (2.76 x 2.1)

SECOND FLOOR

Principal Bedroom
19'3" x 16'5" max (5.88 x 5.02 max)

En-Suite
7'4" x 6'9" (2.24 x 2.06)

OUTSIDE

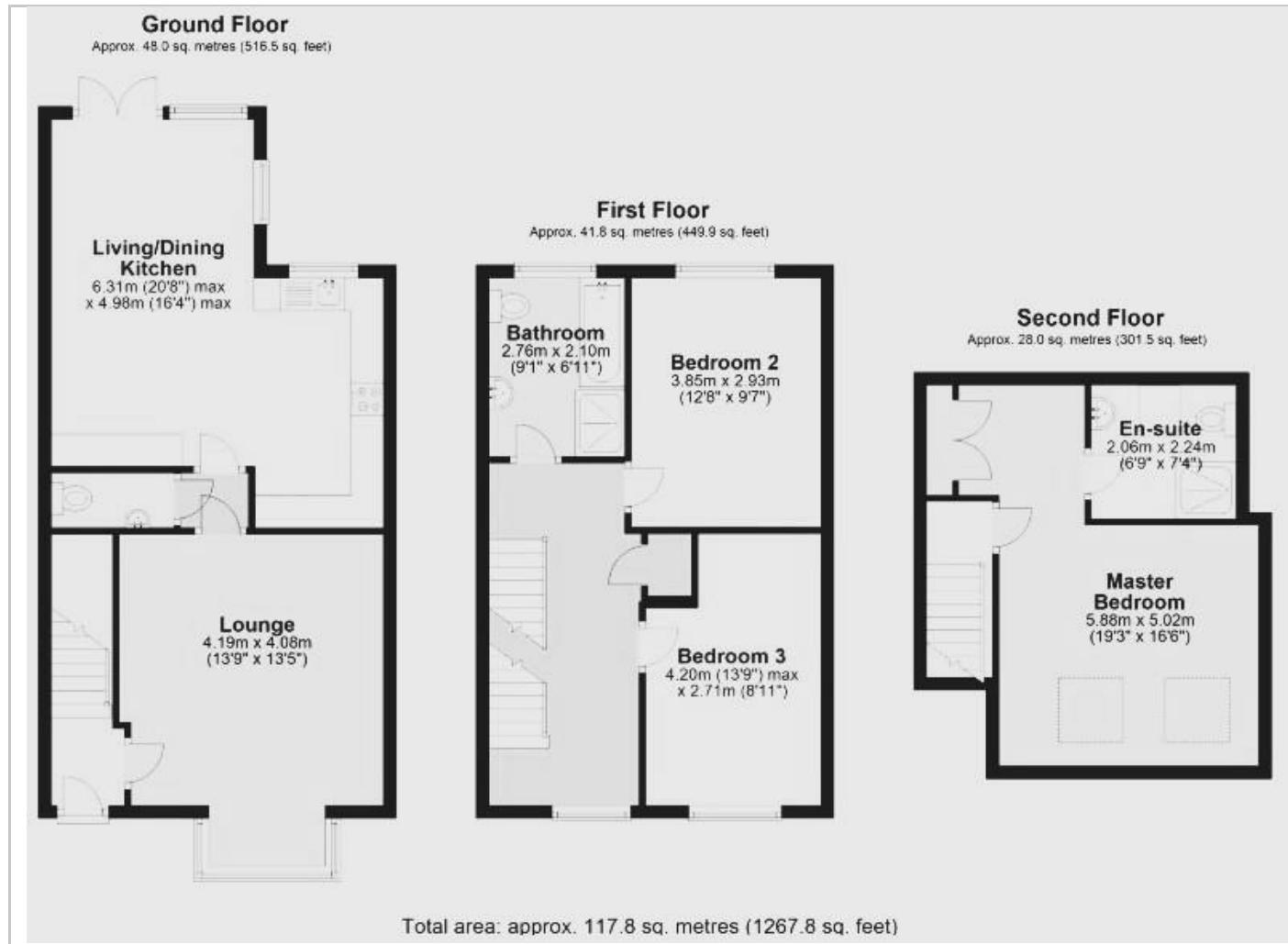
Front & Rear Gardens

Allocated Parking x 2

DISCLAIMER



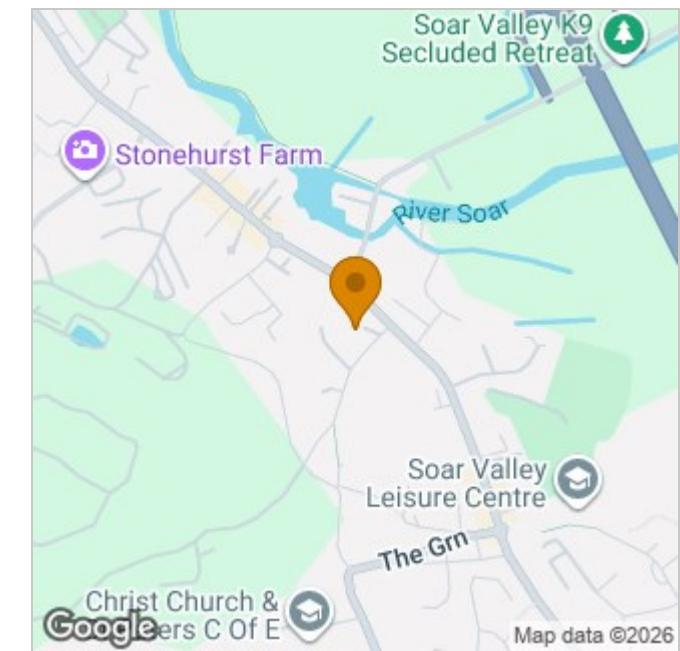
Floor Plan



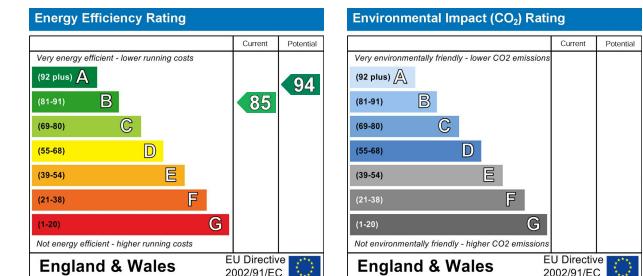
Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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