# Holders

A Modern Estate Agent









## 1 Irons Close, Loughborough, LE12 7YR

## £240,000

A beautifully presented two-bedroom end town house on the popular Charles Church development in Mountsorrel, featuring upgraded flooring, a contemporary kitchen/diner with breakfast bar and French doors, and a modern family bathroom. Externally, the property benefits from a double driveway providing parking for two vehicles and an attractive, enclosed low-maintenance rear garden.

**Summary**

Situated within a popular Charles Church development in the sought-after village of Mountsorrel, this beautifully presented two-bedroom end town house offers stylish, contemporary accommodation, making it an ideal purchase for first-time buyers, professionals or those looking to downsize. Occupying a pleasant cul-de-sac position, the property has been thoughtfully enhanced beyond its original specification, with upgraded flooring and tasteful decorative finishes throughout, creating a welcoming home ready to move straight into.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor and access to a useful ground floor WC, leading through to a well-proportioned lounge featuring attractive flooring, a window to the front elevation and useful understairs storage. To the rear, the kitchen/diner is fitted with a range of contemporary wall and base units, complementary work surfaces and integrated cooking appliances, with a breakfast bar providing an additional seating area. French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to two well-proportioned double bedrooms and a modern family bathroom fitted with a panelled bath and shower over, wash hand basin and WC. Both bedrooms offer comfortable accommodation, with the principal bedroom benefiting from useful fitted storage.

Externally, the property is approached via a double driveway providing side-by-side off-road parking for two vehicles, with gated side access leading through to the enclosed rear garden. Designed with ease of maintenance in mind, the garden features a generous paved patio, artificial lawn and decorative white gravelled areas, together with a timber garden shed, providing an attractive space for outdoor relaxation and entertaining.

Offering well-maintained accommodation, two double bedrooms, excellent off-road parking and an attractive low-maintenance garden, this delightful home occupies a popular residential location and warrants an early internal inspection.

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

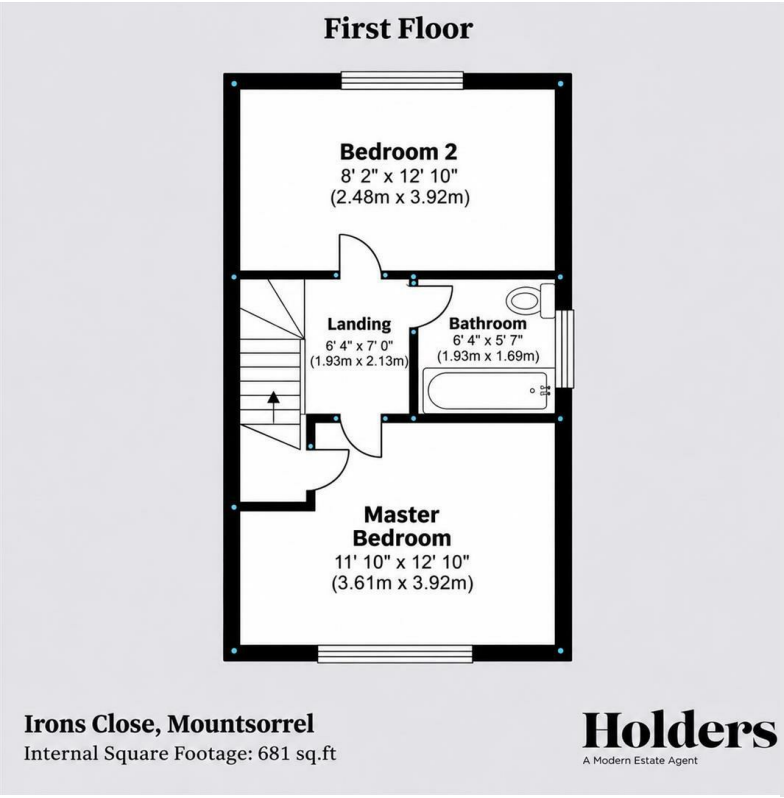
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**Extra Information**

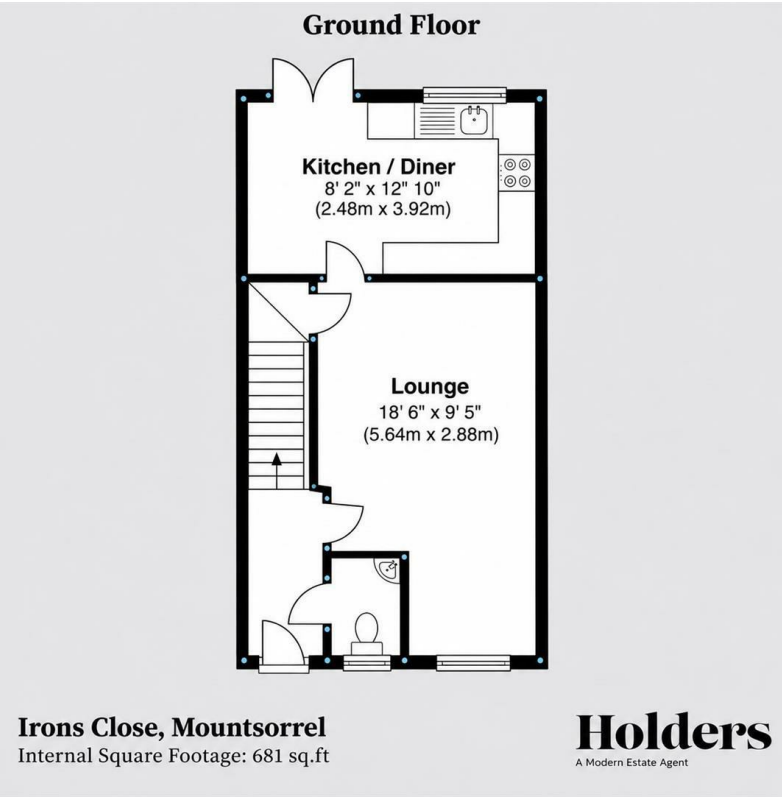
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# Floor Plan




**Irons Close, Mountsorrel**
Internal Square Footage: 681 sq.ft

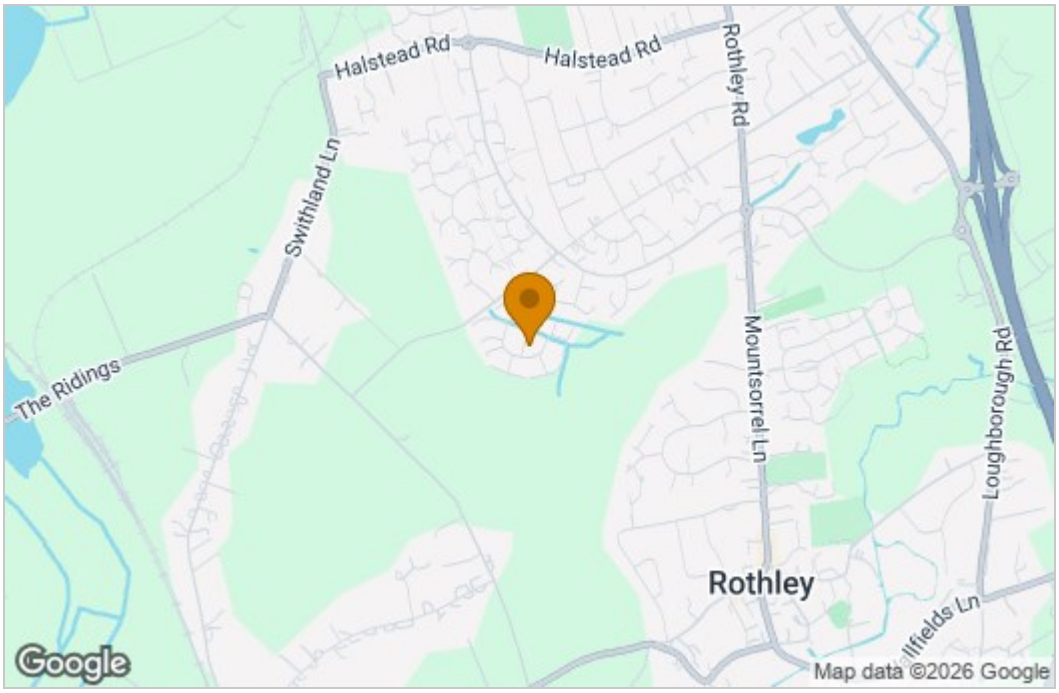
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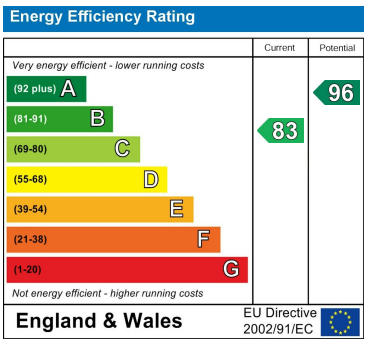

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## Area Map




## Energy Efficiency Graph




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