



## 3 Boundary Road , Mountsorrel, LE12 7EP Price Guide £210,000

\*\*\* GUIDE PRICE - £210,000-£220,000 \*\*\*

A beautifully presented two-bedroom semi-detached bungalow, completed in 2024, offering modern living in a desirable village location.

Built to an exceptional standard, this superb new build home combines thoughtful design with high-quality finishes throughout. Set on a generous plot, the property features a private driveway to the side elevation, comfortably accommodating two vehicles.

Inside, the layout is both practical and inviting. The two bedrooms are generously proportioned, providing comfortable and versatile spaces for residents or guests. The spacious reception room enjoys an abundance of natural light, creating an airy and welcoming atmosphere. The sleek, contemporary kitchen has been fitted with modern units and integrated appliances, offering both style and functionality. Completing the interior is a tastefully appointed bathroom, finished to a high specification.

To the rear, the low-maintenance garden offers a private outdoor retreat, enjoying plenty of

- Brand New Build Bungalow, Completed In 2024 To An Exceptional Standard
- Two Generously Sized Bedrooms
- Spacious And Light-Filled Reception Room
- Modern Fitted Kitchen With Contemporary Units And Appliances
- Stylish, Tastefully Finished Bathroom
- Private Driveway To Side Elevation, Parking For Two Cars
- Low-Maintenance Rear Garden With Plenty Of Sunshine
- Sought-After Mountsorrel Village Location

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



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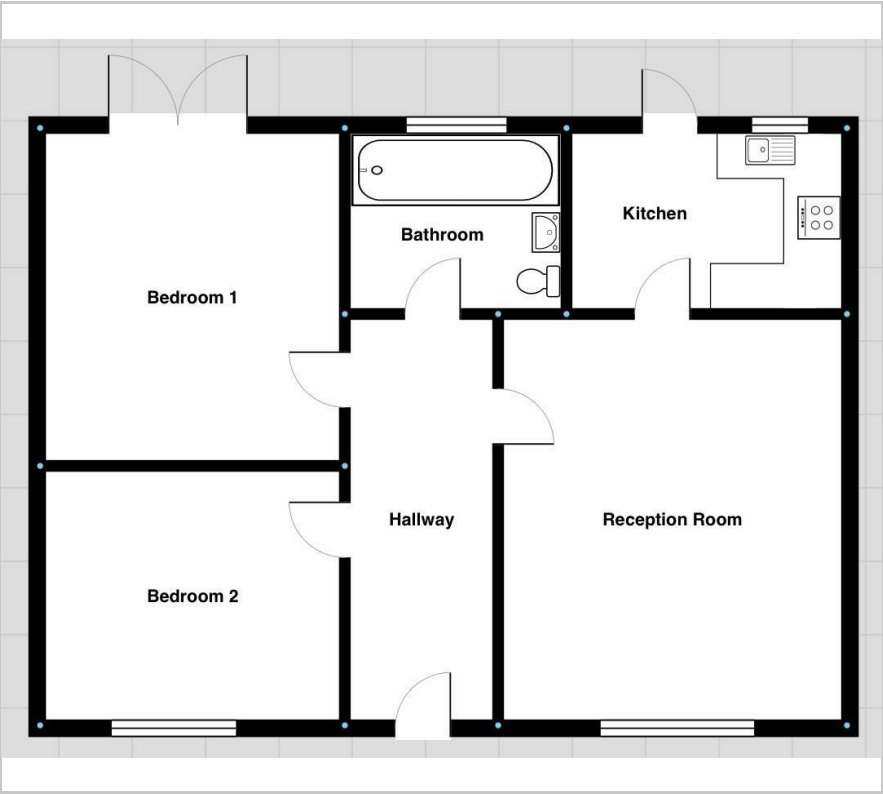


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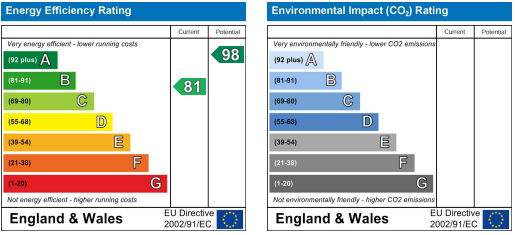
Floor Plan



Area Map



Energy Efficiency Graph



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