



Heron Close, Mountsorrel, LE12 7FH

Asking price £240,000

Freehold

Taylors
Est. 1992

Spacious three-bedroom home

Popular village location

Ideal first home

Available with no onward chain

Finished to a high standard throughout

Off-road parking and garage

Please contact Taylors to arrange your visit

Property description

Reception room 16'8" x 11'10" (5.09 x 3.61)

Kitchen/diner 11'10" x 8'2" (3.61 x 2.51)

Master bedroom 12'9" x 12'4" (3.91 x 3.77)

Bedroom two 11'5" x 7'6" (3.48 x 2.30)

Bedroom three 9'9" x 8'5" (2.99 x 2.58)

Bathroom 7'6" x 5'5" (2.30 x 1.67)

Garage 18'0" x 8'6" (5.49 x 2.61)



Spacious three-bedroom home |
Situated in the popular village of
Mountsorrel | Off-road parking and
garage | Ideal first home | Available
with no onward chain | Please
contact Taylors to arrange your visit

Nestled in a quiet cul-de-sac on
Heron Close in the sought-after
village of Mountsorrel, this well-
presented three-bedroom semi-
detached home offers a perfect
balance of comfort, practicality and
potential. With a total floor area of
approximately 942 square feet, the
property is ideal for first-time buyers
or young families.

The ground floor welcomes you via a
porch into a spacious lounge,
providing a cosy yet generous living
space. To the rear, the modern
kitchen is well-proportioned and
offers space for a dining table, and
direct access to the garden. The
integral garage is a fantastic bonus,
offering scope for conversion or ideal
for secure storage and parking.

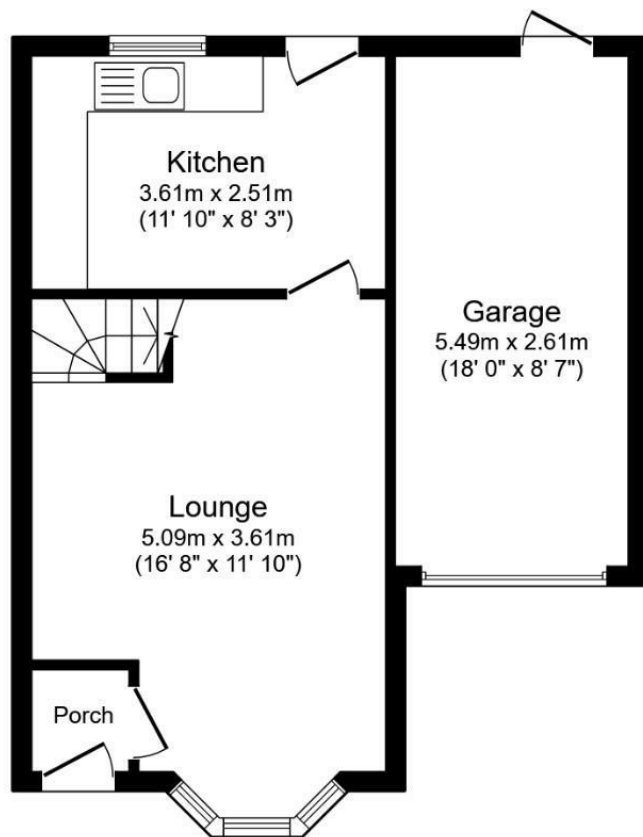
Upstairs, you'll find three well-sized
bedrooms. The main bedroom is
impressively spacious, while
bedroom two and three provide
ample room for family members,
guests, or a home office. The family
bathroom is neatly laid out and

provides a three piece suite of WC,
wash basin and bath with a shower
over-head.

Situated within easy reach of local
amenities, schools, and scenic walks
along the River Soar and further, this
property is an excellent opportunity
to settle into a well-regarded and
convenient location. Early viewing is
recommended to appreciate all that
this home has to offer.

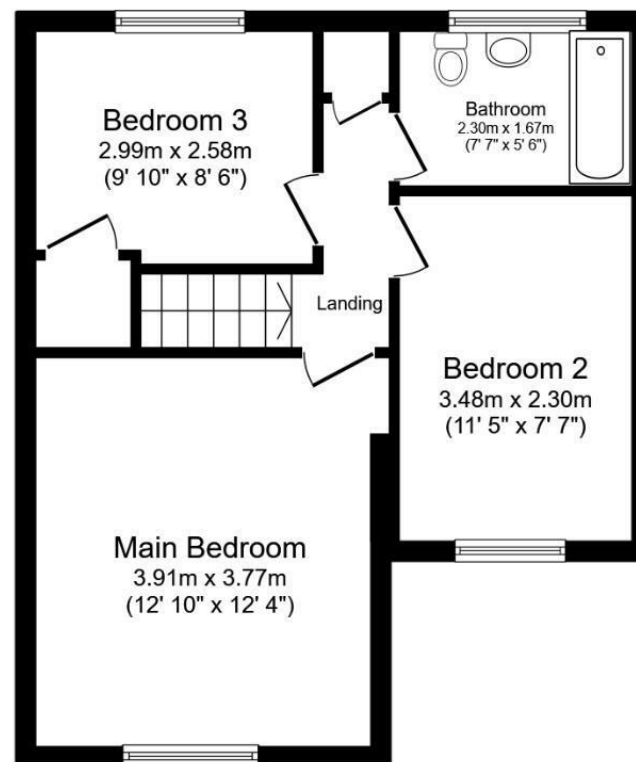






Ground Floor

Floor area 44.3 sq.m. (477 sq.ft.)



First Floor

Floor area 43.2 sq.m. (465 sq.ft.)

Total floor area: 87.5 sq.m. (942 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Taylors 1992 Ltd
6 Grove Court, Grove Business Park, Enderby, LE19 1SA
T: 0116 326 6464
E: hello@taylorsestate.agency

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Taylors
 Est. 1992