



# The Romans | Mountsorrel

Creightons Estate Agents are delighted to present this charming two-bedroom semi-detached bungalow, nestled in a quiet cul-de-sac within the popular village of Mountsorrel. The property has been thoughtfully modernised, offering a comfortable, living environment.

- Immaculately presented and modernised semi-detached bungalow situated in the highly sought-after village of Mountsorrel
- Offered with NO UPWARD CHAIN
- Bright and spacious living room featuring an electric fireplace
- Generous conservatory providing versatile living space
- Two well-sized bedrooms and a modern family shower room
- Ample off-road parking for multiple vehicles
- Private, well-maintained rear garden

## LOCATION

Situated in a peaceful village setting, bordered by the River Soar and Charnwood Hills, this property offers excellent access to local amenities. Mountsorrel boasts a range of facilities, including popular pubs, restaurants, shops, and gyms. Conveniently located for quick access to Loughborough and Leicester, with the M1 motorway accessible at Markfield. The village also features Rothley Park Golf Club and Leicestershire's only Michelin-starred restaurant. Nearby natural attractions include Swithland Reservoir and Bradgate Park. The area is ideal for families, with proximity to Loughborough's renowned schools and Ratcliffe College.







## GROUND FLOOR

The entrance hall provides a warm welcome into the property. The spacious lounge is a focal point, featuring an electric fireplace and a large, double-glazed window that floods the room with natural light. Double doors seamlessly connect the lounge to the kitchen, which is fitted with oak-effect cabinetry, complementary work surfaces, and tiled splashbacks. The kitchen is equipped with an electric hob and oven, along with plumbing for a washing machine.

The expansive conservatory, set on a brick base with double-glazed surrounds, offers versatile space suitable for use as a living room, dining area, or home office. It benefits from abundant natural light and can be enjoyed throughout the seasons.

The two bedrooms include a principal double with built-in storage, and a second bedroom ideal for guests or a home office, with direct access to the conservatory and rear garden. The modern family shower room has been fully updated and features tiling throughout, a double shower cubicle with an electric shower, WC, wash hand basin with vanity unit, and a wall-mounted mirror. A window provides natural light to the room.

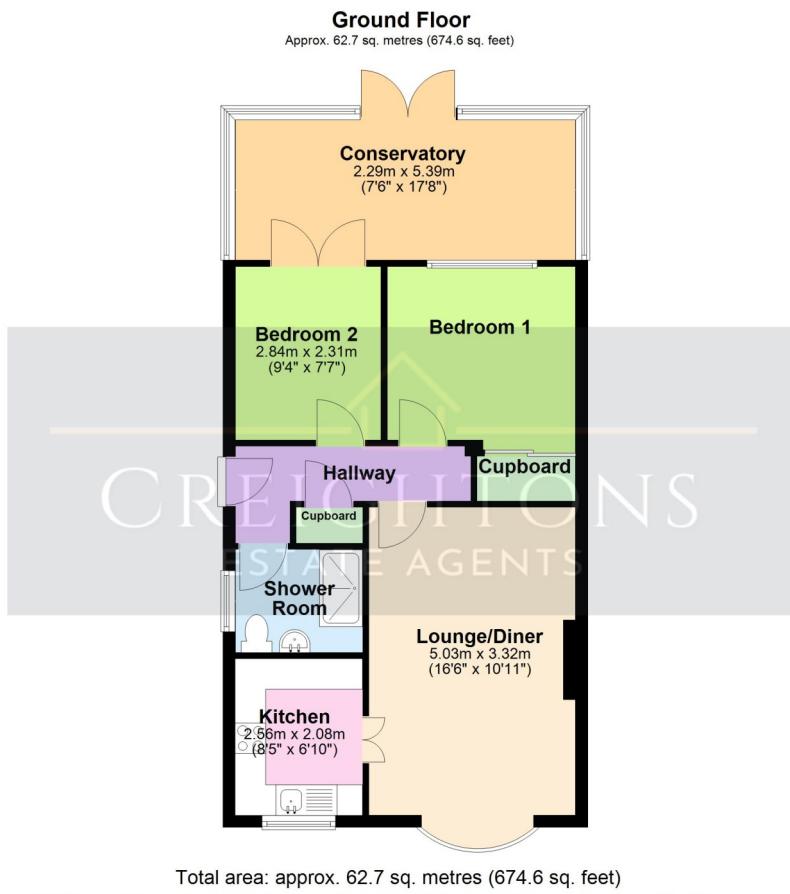


## OUTSIDE

The front garden features a lawn, mature shrubs and ample off-road parking for multiple vehicles, accessed via a gated pathway. The private rear garden is low maintenance, with designated seating areas, gravelled and decked sections, mature shrubs, and a useful shed for storage.



# The Romans | Mountsorrel | Leicestershire



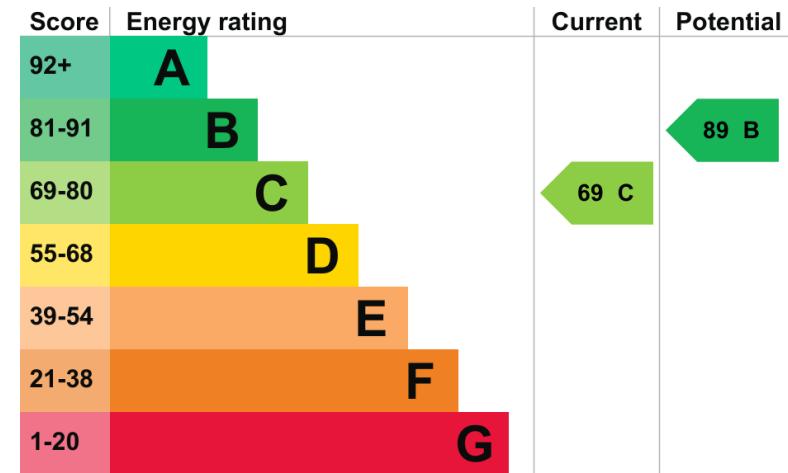
41 The Romans, Mountsorrel

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band B.



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## DISCLAIMER

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