



# Heron Close, Mountsorrel

Creightons Estate Agents are delighted to present this well-maintained three-bedroom detached family home, thoughtfully arranged over two floors. Offering generous room proportions and neatly kept outdoor spaces, the property is positioned in the desirable village of Mountsorrel and benefits from both a well-presented interior and a highly convenient location. This is an excellent opportunity for buyers seeking a move-in-ready home in a popular residential

- A well-maintained, detached residence situated in the highly sought-after village of Mountsorrel
- Featuring three-bedrooms and a family bathroom
- Bright and inviting lounge, dining kitchen
- Driveway offering ample off-road parking, leading to a single garage
- Situated on a corner plot
- Viewing highly recommended

## LOCATION

Mountsorrel is a particularly well serviced Charnwood Forest village situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops and gyms. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local facilities also include Rothley Park Golf Club as well as Leicestershire's only Michelin Star restaurant being located in Mountsorrel. Local beauty spots include Swithland Reservoir and Bradgate Park. Mountsorrel is particularly well placed for access to Loughborough endowed schools and Ratcliffe College.





ideal

Control Heating

9:45

Control Heating

2  
3  
4

ARTWORK

TV RACK



## GROUND FLOOR

Upon entering the property through the canopied front door, you are welcomed into a bright hallway that provides direct access to the central staircase leading to the first floor. The spacious lounge spans the full depth of the home and features two large dual-aspect windows, offering views of both the front and rear gardens and allowing plenty of natural light to fill the room, creating a warm and inviting atmosphere.

Adjacent to the lounge is the dining kitchen, fitted with a range of white gloss units complemented by wood-effect worktops, a tiled splashback, and matching wood-effect flooring. Integrated appliances include an oven and gas hob with extractor, with additional space for a washing machine, dishwasher, and fridge/freezer. Triple-aspect windows provide attractive views of the front elevation, rear garden, and side aspect, enhancing the room's bright and airy feel. There is also a large storage cupboard under the stairs for storage.

## FIRST FLOOR

Stairs from the hallway ascend to the first-floor landing, which provides access to three bedrooms, the family bathroom, and a useful storage cupboard. The principal bedroom features fitted wardrobes offering ample storage, along with two windows overlooking the front elevation.

The additional bedrooms include a generous double positioned at the front of the property and a comfortable single at the rear with views over the garden-ideal for children, guests, or use as a home office.

The family bathroom is fitted with floor-to-ceiling tiled splashbacks and includes a bath, washbasin, and WC, completing the accommodation on this level.

## OUTSIDE

The property offers instant kerb appeal, with a neatly maintained front garden laid to lawn and side access leading to the rear. To the back of the home, a private driveway provides access to a single detached garage. The rear garden is mainly laid to lawn, beautifully kept, and fully enclosed by a combination of walls and fencing. A patio area creates an ideal space for outdoor dining and entertaining, while well-stocked borders feature a variety of plants and shrubs.





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## SERVICES

All mains services are available and connected.

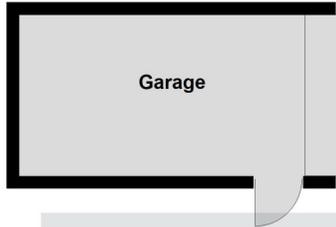
## COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Ground Floor

Main area: approx. 33.9 sq. metres (365.3 sq. feet)  
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



Main area: Approx. 68.6 sq. metres (738.1 sq. feet)

Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.  
Plan produced using PlanUp.

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## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



