



BEDROOMS

4

BATHROOMS

2

RECEPTION ROOMS

2

COUNCIL TAX

E

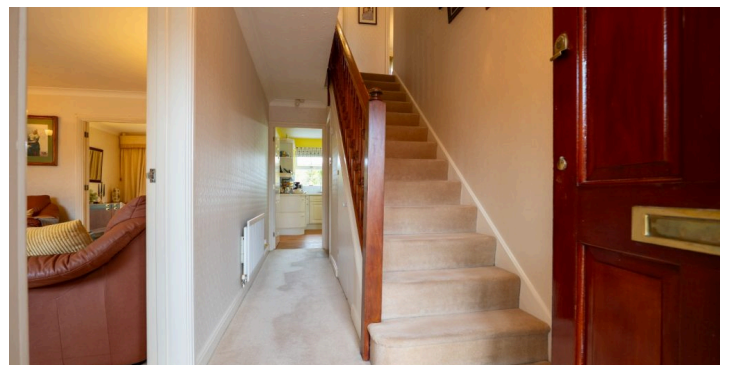
KEY FEATURES

- Well-presented four bedroomed detached family home set in the popular village of Mountsorrel
- Generous living space with separate conservatory
- Dining kitchen featuring a range of fitted units, with an archway leading seamlessly into a practical utility area
- Four well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room, plus a family bathroom
- Attractive front garden complemented by a driveway offering ample off-road parking, leading to a single garage
- Available with NO UPWARD CHAIN

PROPERTY OVERVIEW

Creightons Estate Agents are pleased to bring to the market this well-presented four-bedroomed detached family residence situated in the highly sought-after village of Mountsorrel. Nestled within a cul-de-sac, this property boasts a well-designed layout that caters to the needs of a family. The spacious interior makes it an ideal home for those seeking comfort and convenience. An internal viewing is strongly recommended.

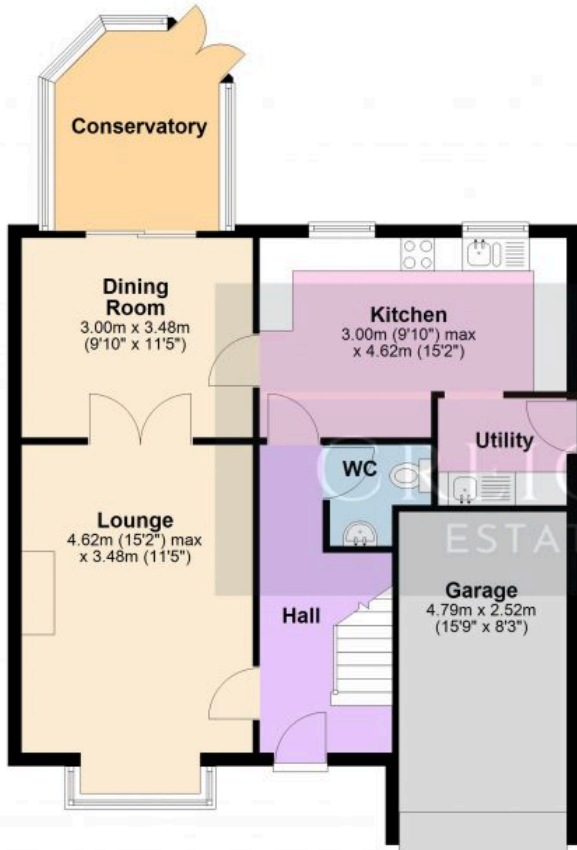
ADDITIONAL PHOTOGRAPHY



FLOORPLAN

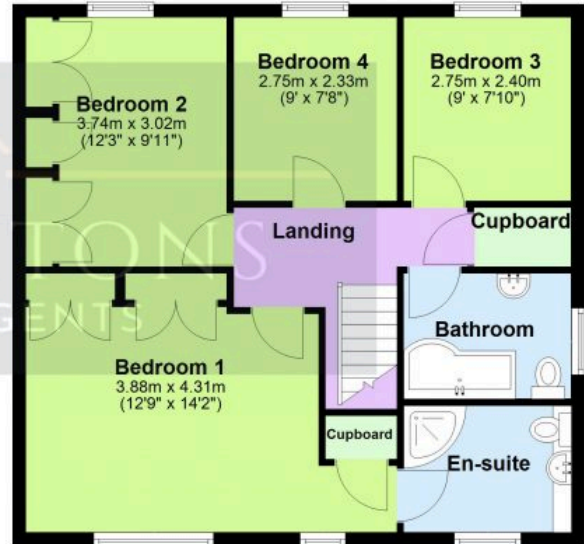
Ground Floor

Approx. 73.9 sq. metres (795.4 sq. feet)



First Floor

Approx. 73.4 sq. metres (789.8 sq. feet)



Total area: approx. 147.3 sq. metres (1585.2 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.

16 Strachen Close, Mountsorrel



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ROTHLEY OFFICE

0116 3195657

SILEBY OFFICE

01509 458 333

WEBSITE

creightonsestateagents.co.uk