



**Dunster Road, Mountsorrel**

## welcome to

### Dunster Road, Mountsorrel

A beautifully presented three-bedroom detached home offering living accommodation, a kitchen diner, versatile lean to at the rear and a low maintenance garden. Ideally situated in a popular residential area, this home is perfect for families or buyers seeking a move-in-ready property with charm.

#### Entrance

A welcoming hallway with modern décor, providing access to the main living accommodation, kitchen diner and stairs to the first floor.

#### Living Room

12' 2" x 14' 7" ( 3.71m x 4.45m )

A generous and tastefully decorated living space with double glazed bay window to the front elevation, feature fireplace, laminate flooring, radiator and opening to the dining space.

#### Kitchen

19' 8" x 9' 6" ( 5.99m x 2.90m )

A well-laid-out kitchen diner featuring a range of fitted units, worktops and space for appliances. Sink with drainer, a window to the rear, storage under the stairs, upvc door to the side,

#### Lean To

16' 5" x 9' 10" ( 5.00m x 3.00m )

A standout feature of the home—this generous lean to offering private outdoor relaxation with garden views, electric points and lighting.

#### Bedroom One

12' 10" x 12' 2" ( 3.91m x 3.71m )

Bedroom one offers a window to the front elevation, carpeted flooring and a radiator.

#### Bedroom Two

11' 10" x 11' 6" ( 3.61m x 3.51m )

Bedroom two offers carpeted flooring, a radiator and double-glazed window to the rear.

#### Bedroom Three

8' 2" x 7' 7" ( 2.49m x 2.31m )

A well-proportioned single room with carpeted flooring, a radiator and double-glazed window to the front.

#### Bathroom

A stylish family bathroom featuring a panel bath, tiled walls, double glazed windows to the rear, laminate flooring, low flush wc, handwash basin and a heated towel rail.

#### Outside

The property enjoys an attractive frontage with decorative planting and ample off-road parking. The rear garden is low-maintenance and thoughtfully arranged, providing multiple outdoor seating zones, ideal for al-fresco dining and relaxation.





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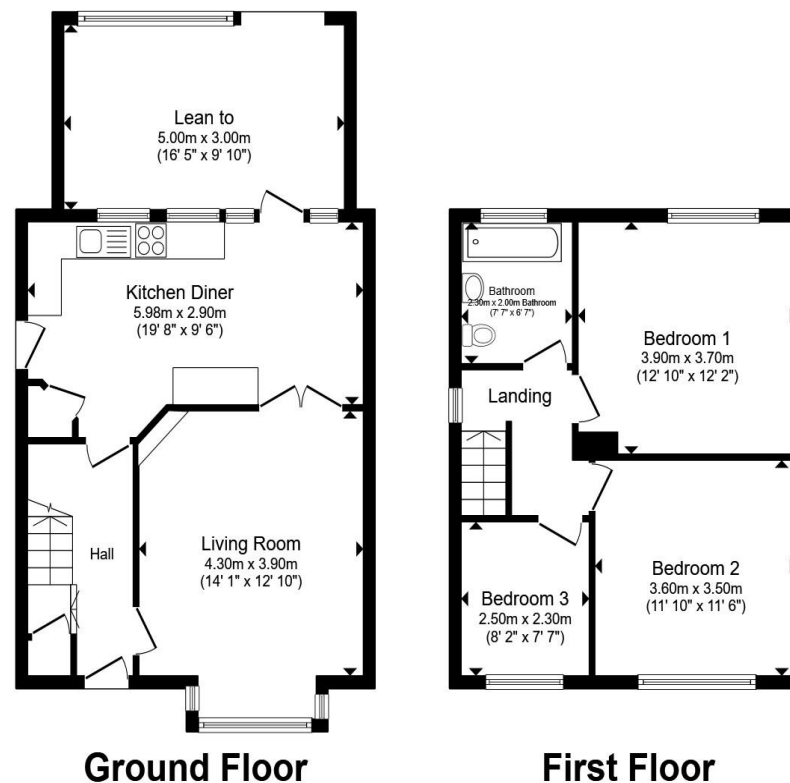
## Dunster Road, Mountsorrel Loughborough

- Detached three-bedroom family home
- Attractive and low-maintenance rear garden
- Well-equipped kitchen with plentiful storage
- Off-road parking
- Living room with feature fireplace

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£325,000**



Total floor area 105.6 m<sup>2</sup> (1,137 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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