



BEDROOMS

4

BATHROOMS

2

RECEPTION ROOMS

1

COUNCIL TAX

C

## KEY FEATURES

- Extended four-bedroom semi-detached family home
- Open-plan living and dining space with log burner
- French doors opening onto the rear garden
- Modern fitted kitchen with integrated appliances
- En-suite shower room to the principal bedroom
- Family bathroom and ground floor WC
- Beautifully landscaped and established rear garden
- Block-paved driveway with parking for two vehicles

## PROPERTY OVERVIEW

Creightons Estate Agents are delighted to present this spacious and extended four-bedroom semi-detached family home, situated in the popular village of Mountsorrel.

The property has been thoughtfully extended to create generous and versatile living accommodation, making it particularly well suited to modern family life. Highlights include a spacious open-plan living and dining area with feature log burner, a well-appointed kitchen, four double bedrooms and an attractive landscaped rear garden.

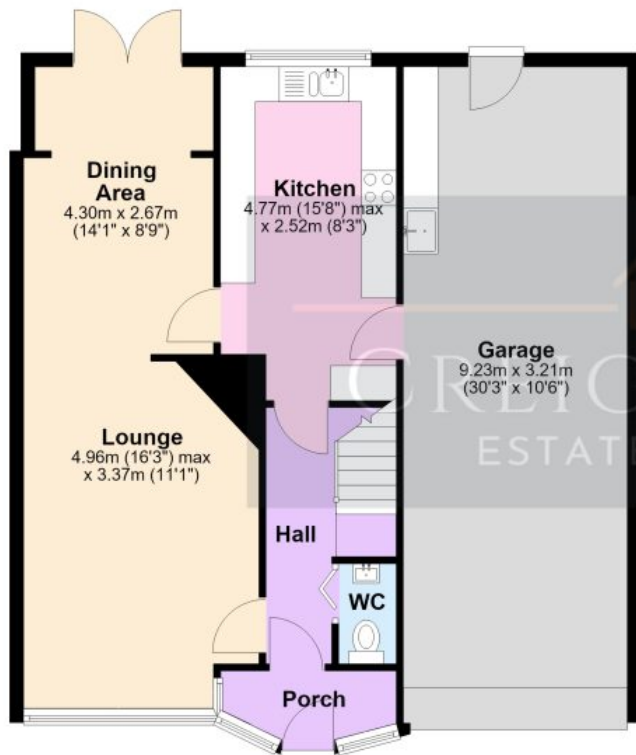
## ADDITIONAL PHOTOGRAPHY



# FLOORPLAN

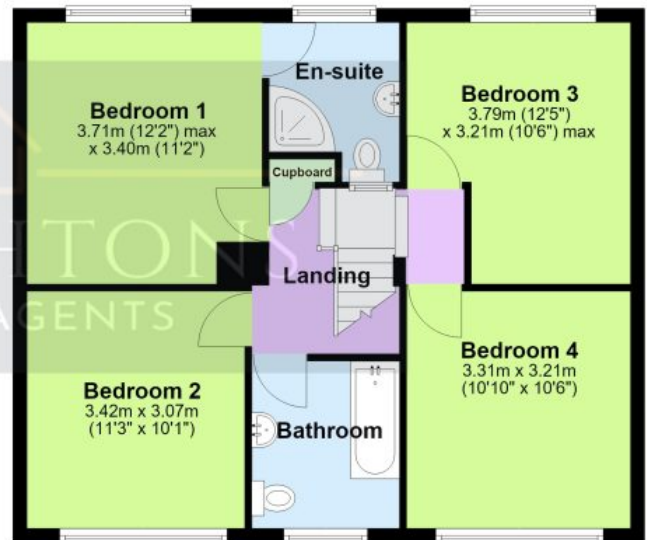
## Ground Floor

Approx. 80.0 sq. metres (861.1 sq. feet)



## First Floor

Approx. 62.8 sq. metres (676.5 sq. feet)



Total area: approx. 142.8 sq. metres (1537.6 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.

**26 Dunster Road, Mountsorrel**



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



ROTHLEY OFFICE

0116 3195657

SILEBY OFFICE

01509 458 333

WEBSITE

creightonsestateagents.co.uk