



Smiths
your property experts

Swan Close

Mountsorrel

- No upward chain
- Bay-fronted semi-detached property
- Pleasant position at the end of a cul-de-sac
- Three good-sized bedrooms and a shower room
- Kitchen/diner and a light-filled sitting room
- Low-maintenance south-facing rear gardens
- Driveway parking and a single garage
- Situated close to Soar Valley Leisure Centre

General Description

Smiths Property Experts offer to the market, with no upward chain, this three-bedroom semi-detached home, occupying a pleasant end of cul-de-sac position on the popular 'Kingfisher' development in Mountsorrel.

The property benefits from off-road parking, a garage, and a south-facing rear garden. The accommodation includes three good-sized bedrooms and a shower room. There is also a kitchen/diner and a bay-fronted sitting room.





The Property

This super home benefits from gas central heating and uPVC double glazing. The property is entered via a front door into the entrance hallway, with stairs to the first floor. The sitting room is a naturally light room with a bay window to the front elevation, wooden flooring, and a gas coal-effect fireplace with surround. The kitchen/diner is fitted with a range of base and wall units, a gas hob, an electric oven, and space and plumbing for a washing machine. There is a useful pantry store and an external door to the rear garden. The first floor landing leads to three good-sized bedrooms and a shower room. The main bedroom has built-in wardrobes and a dresser.

The Outside

Outside, there are low-maintenance gardens to the front and side. A driveway provides off-road parking and access to a garage with an up-and-over door to the front, power, and light. There is gated access to the rear garden. The garden enjoys a south-facing aspect and is mainly laid to stone for ease of maintenance.





The Location

Mountsorrel is a well-regarded village in the heart of Charnwood. It has an array of independent local businesses, including coffee shops, delis, and eateries. The village also features a Waitrose supermarket, bus service, surgery, dental practice, village hall, leisure centre, and library. The nearby A6 road provides convenient access to Loughborough and Leicester.

Property Information

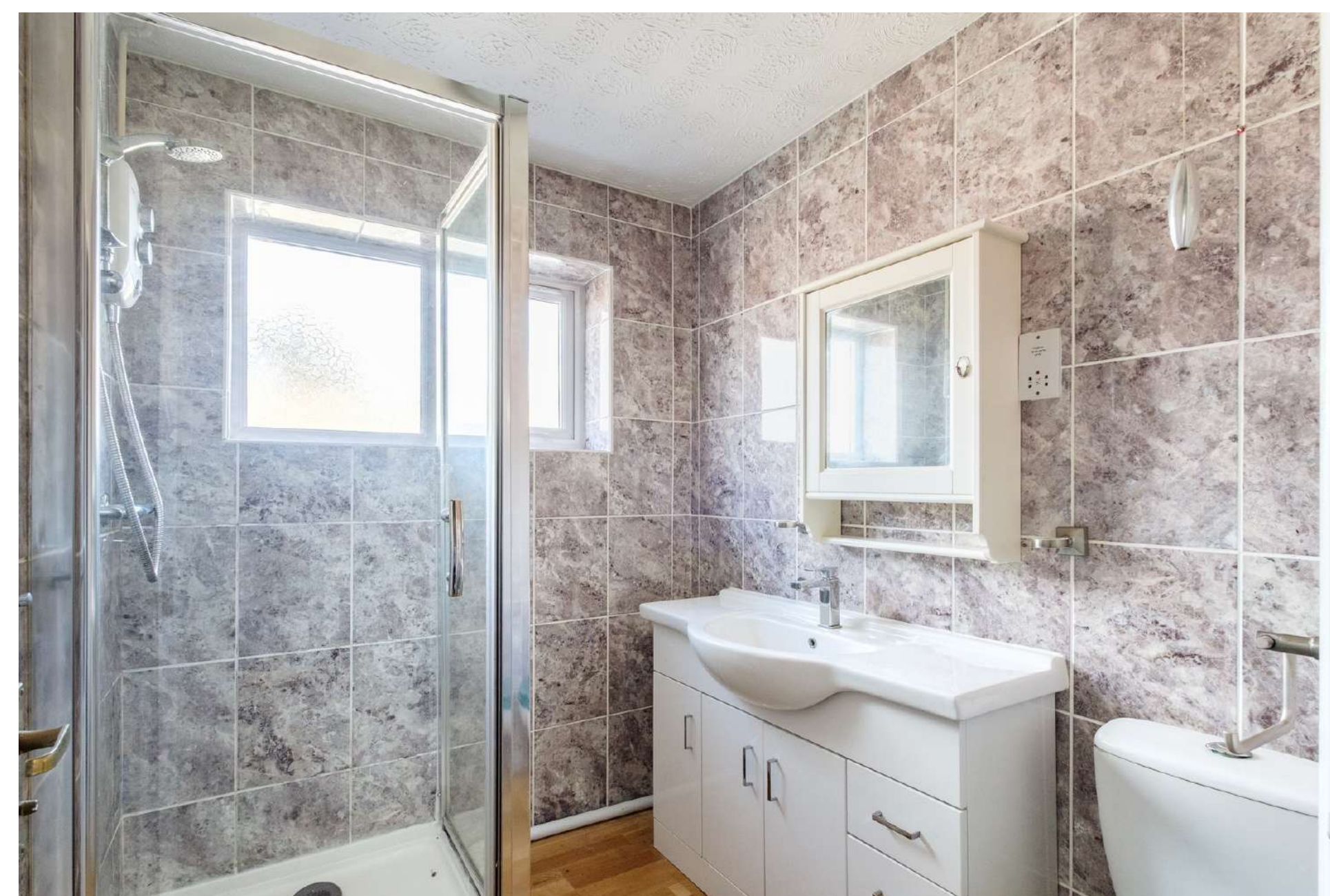
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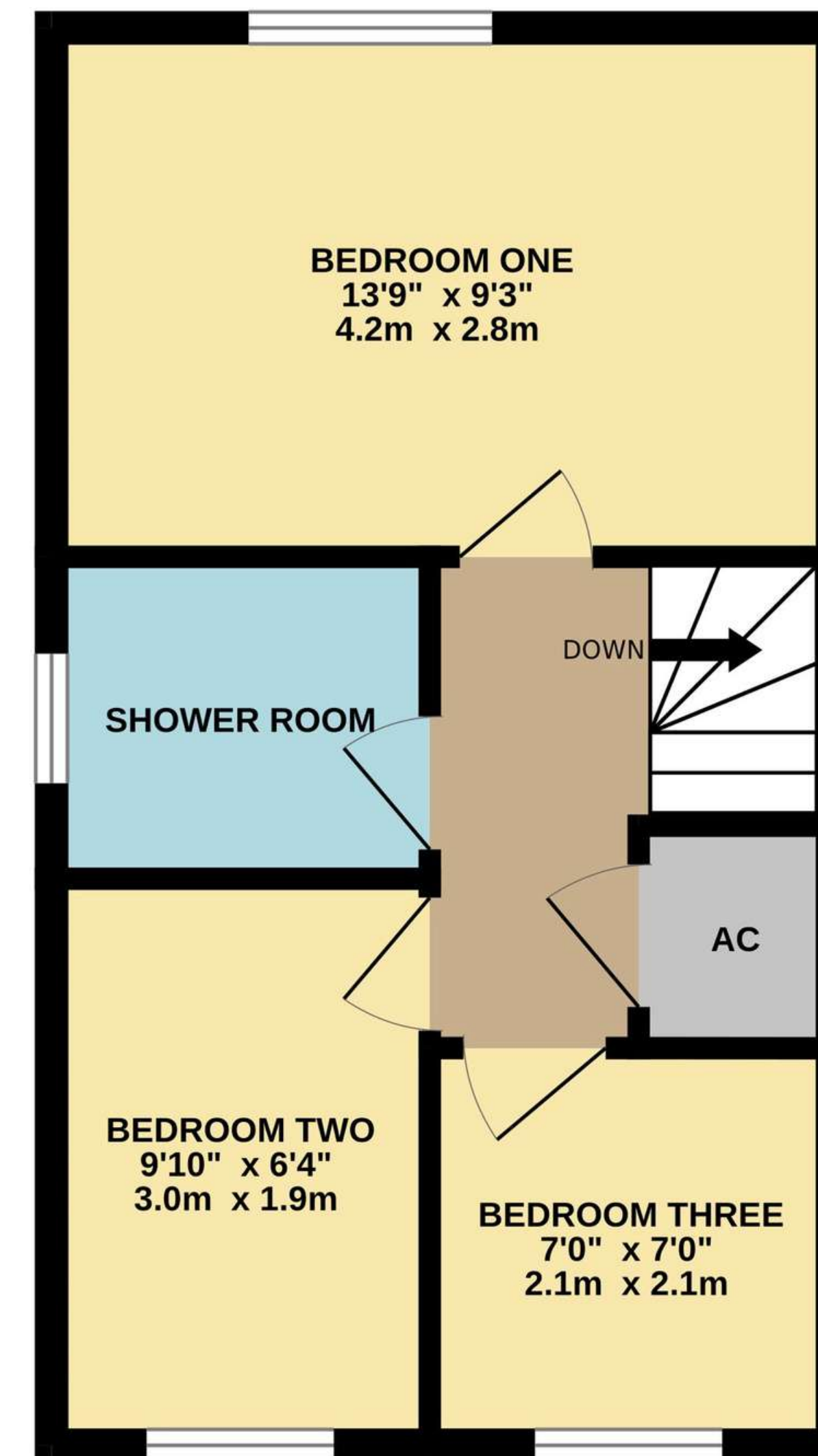
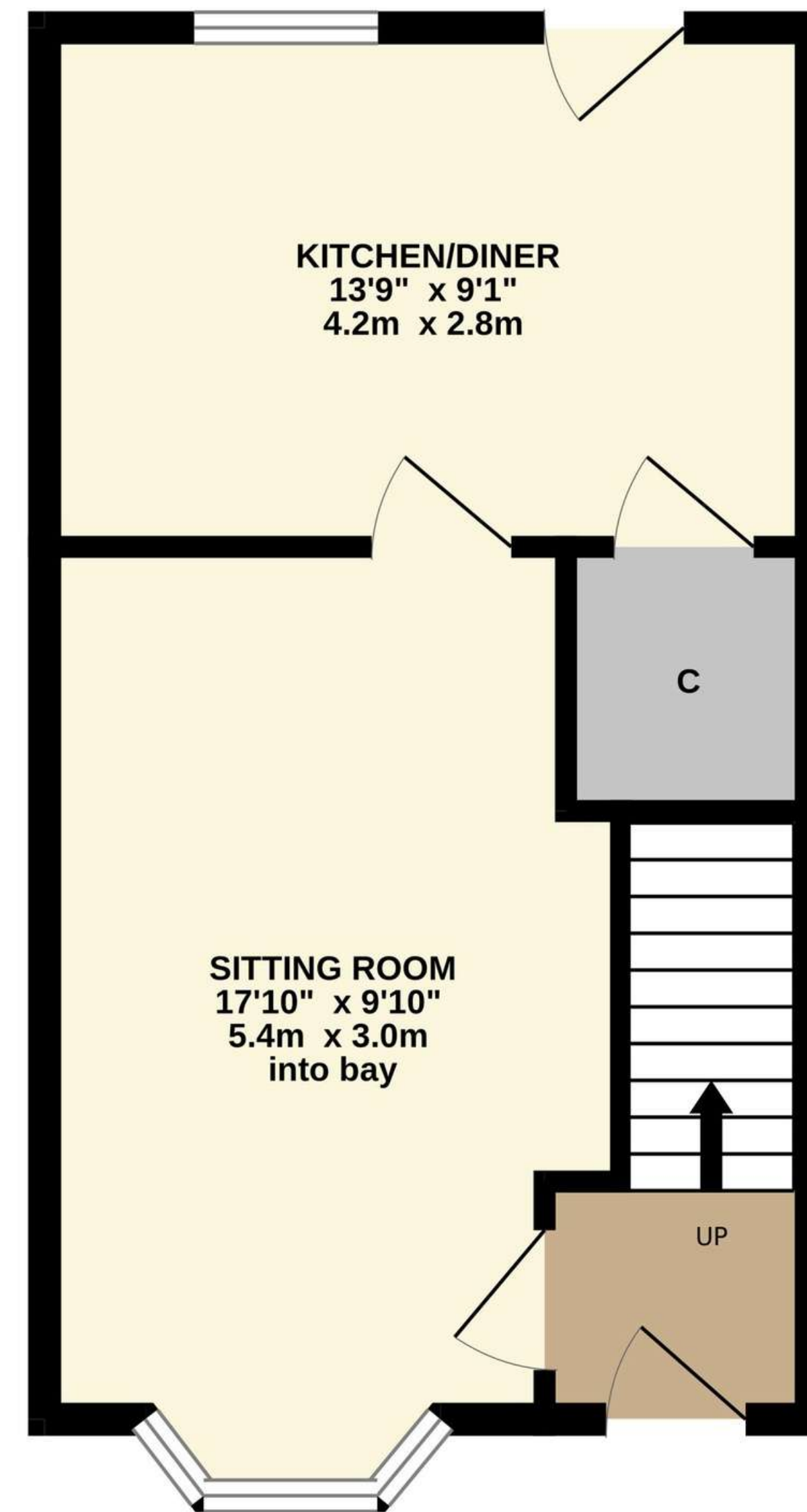
Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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