



Cedar Grove | Mountsorrel

Creightons Estate Agents are delighted to present this charming two-bedroom semi-detached bungalow, located in the popular village of Mountsorrel. The property has been thoughtfully modernised, offering a comfortable, living environment and is available with NO UPWARD CHAIN.

- Immaculately presented and modernised semi-detached bungalow situated in the highly sought-after village of Mountsorrel
- Offered with NO UPWARD CHAIN
- Bright and spacious living room leading onto a conservatory
- Modern fitted kitchen with integrated appliances
- Two well-sized bedrooms and a modern family shower room
- Single garage and driveway
- Private, well-maintained rear garden

LOCATION

Situated in a peaceful village setting, bordered by the River Soar and Charnwood Hills, this property offers excellent access to local amenities. Mountsorrel boasts a range of facilities, including popular pubs, restaurants, shops, and gyms. Conveniently located for quick access to Loughborough and Leicester, with the M1 motorway accessible at Markfield. The village also features Rothley Park Golf Club and Leicestershire's only Michelin-starred restaurant. Nearby natural attractions include Swithland Reservoir and Bradgate Park. The area is ideal for families, with proximity to Loughborough's renowned schools and Ratcliffe College.







GROUND FLOOR

The entrance hall provides a warm welcome into the property. The spacious lounge is a focal point, featuring an electric fireplace and doors that flood the room with natural light leading to a conservatory. The kitchen has been modernised and is fitted with grey cabinetry with complementary work surfaces, and tiled splashbacks. The kitchen is equipped with an electric hob and oven, microwave, fridge/freezer and a washing machine.

The two bedrooms include a principal double with built-in wardrobes, and a second bedroom ideal for guests or a home office. The modern family shower room has been fully updated and features tiling throughout, a corner shower cubicle with an electric shower, WC and wash hand basin. A window provides natural light to the room.



OUTSIDE

The private rear garden is low maintenance, with designated seating areas, gravelled and decked sections, mature shrubs, and a useful shed for storage. The driveway is to the rear of the home with access to the garage.

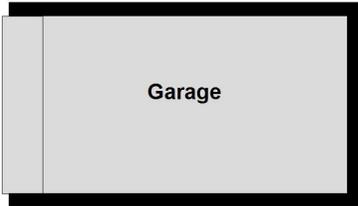
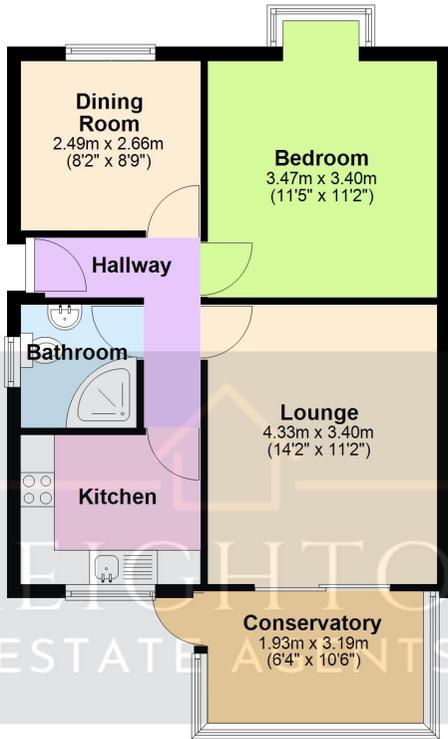
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Ground Floor

Approx. 67.0 sq. metres (721.2 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 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.

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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

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

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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.



