



REZIDE
GROUP



ASKING PRICE £210,000

CAERNARVON CLOSE, MOUNTSORREL, LOUGHBOROUGH



Step into Caernarvon Close, an enchanting two-bedroom residence nestled in the heart of Mountsorrel. This captivating property boasts tasteful and thoughtfully designed interiors, including a generously proportioned Lounge/Diner and a modern, well-appointed kitchen. With two spacious double bedrooms, you'll find comfort and relaxation at every turn. But the real gem of this haven is the sun-drenched garden, complete with a secluded seating area, two charming patios, a spacious shed, and much more. As an investment in both living and potential, Mountsorrel is a village on the rise, offering increasing property values. Explore the culinary delights of Leicestershire's Michelin-starred restaurants, savor the local farm shop offerings, or meander along the idyllic riverbank for a truly leisurely experience. Welcome to Caernarvon Close – where your dream lifestyle awaits!



Nestled within a sought-after cul-de-sac just off Walton Way, this meticulously maintained two-bedroom townhouse is the perfect entry into the property market or an excellent addition to your investment portfolio. Boasting allocated parking to the side and a luxury interior, this property offers convenience and comfort. The current owners have made various improvements including a new kitchen, new bathroom, tasteful decoration throughout and a private seating area in the garden.

The interior of this home is presented to an impeccable standard, providing a welcoming atmosphere from the moment you step inside. As you enter, you'll find an inviting entrance hall featuring wood-effect flooring and a staircase leading to the first floor. The kitchen is a modern and recently fitted functional space, thoughtfully designed with a range of eye-level and base storage units. Its features include an integrated oven/grill, a four-ring gas hob with an extractor above, a stainless steel sink with a mixer tap and drainer, plumbing for a washing machine, and space for a standing fridge freezer. Fronted by a







window, the kitchen is finished with wood-effect flooring, high quality work surfaces, and subway brick tiled splashbacks.

The living room offers a generous area for both relaxation and dining. Sliding patio doors open out to the garden, flooding the room with natural light. An under stairs storage cupboard adds to the practicality of this space.

Moving upstairs, the first-floor landing provides access to the bedrooms and bathroom, with a window on the side elevation. Bedroom One is a spacious double room which has been tastefully decorated and features high quality laminate flooring and a window to the rear elevation offers views of the garden.

Bedroom Two, another double bedroom is bright and airy with ample daylight flooding in from



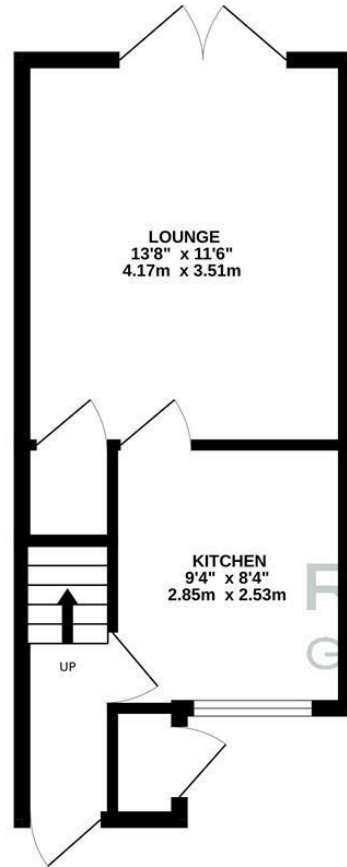


the dormer window. Currently used as an office, this room is versatile and also provides extra storage with a built in cupboard over the stairs. Perfectly positioned between the two bedrooms is a recently fitted bathroom that boasts contemporary tiling, a fitted vanity suite alongside a bath and mains fed shower.

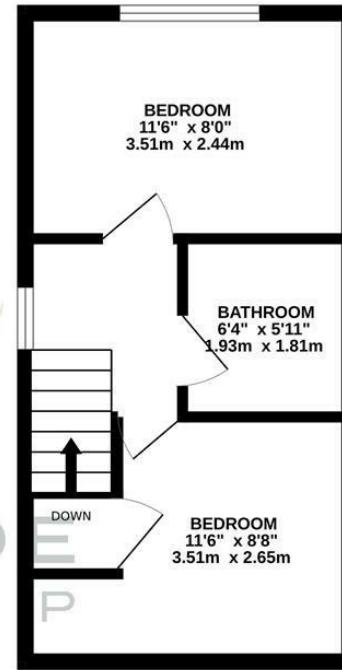
Outside, this property enjoys a quiet cul-de-sac location with allocated parking to the left-hand side. The rear garden has been beautifully landscaped is larger than average. With 'L'-shaped space provides space for a well thought out private seating area and a practical timber storage shed meaning this outdoor space is perfect for relaxation and outdoor activities. Don't miss the opportunity to make this charming townhouse your own. Contact us today for further details and to arrange a viewing.



GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



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TOTAL FLOOR AREA: 552 sq.ft. (51.3 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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