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BALMORAL ROAD, MOUNTSORREL,
GUIDE PRICE £300,000



Welcome to Balmoral Road, a charming three-bedroom detached family home nestled in the highly sought-after village of Mountsorrel. This delightful property boasts a serene private garden, a generously-sized lounge diner, ample off-road parking, an attached garage, and a host of other desirable features.



Upon crossing the threshold into the welcoming entrance hall, a sense of warmth and homeliness envelops you. This central space provides convenient access to the stairs, kitchen, lounge diner, and a practical storage cupboard, perfect for organising shoes and coats.

The updated farmhouse-style kitchen greets you with stone-effect work surfaces, modern units, and a four-ring gas hob. Equipped with an integral oven, space for a dishwasher, and a plinth-mounted electric heater, this kitchen also offers two additional storage cupboards. The side door leads to the garage via a covered walkway, showcasing thoughtful design and functionality.







The garage, complete with power and lighting, accommodates the gas conventional boiler. Returning to the main house, the spacious lounge diner beckons with its abundant natural light, featuring a large window, sliding glass doors to the garden, a gas fireplace, and a convenient connection to the entrance hall.

Ascending the stairs, you'll discover two generously proportioned double bedrooms, each adorned with inbuilt furniture and large windows that flood the







rooms with sunlight. The third bedroom, ideal for a child's room, home office, or dressing room, adds versatility to the living space.

The upstairs is completed by a stylish bathroom with a tiled three-piece suite, Victorian-style fittings, a bath, shower, privacy glass window, shaving plug, and a glass shower screen.

Step outside to the captivating rear garden, adorned with established trees, shrubs, and a well-maintained lawn. A raised sun-soaked seating area, just outside the French doors, and a path leading to a metal storage shed enhance the outdoor experience. The rear boundary backing onto a nature strip of woodland provides both privacy and a delightful rural ambiance.





To the front, a spacious driveway accommodating at least two cars, a decorative slated area with a palm tree, and convenient garage access complete the exterior presentation.

Mountsorrel, a village flourishing with new and exciting businesses, offers a range of amenities, including convenience shops, a Co-op, and Waitrose. Indulge in culinary delights at Leicestershire's only Michelin-starred restaurant, John's House, or savour a boujee breakfast at RKD (Rustic Kitchen & Deli). Surrounded by picturesque countryside walks around the quarry, Swithland Reservoir, and the idyllic River Soar, Mountsorrel stands out as a prime investment for 2024, with property values steadily rising in this thriving locale. Welcome home to Balmoral Road, where modern comforts blend seamlessly with village charm.



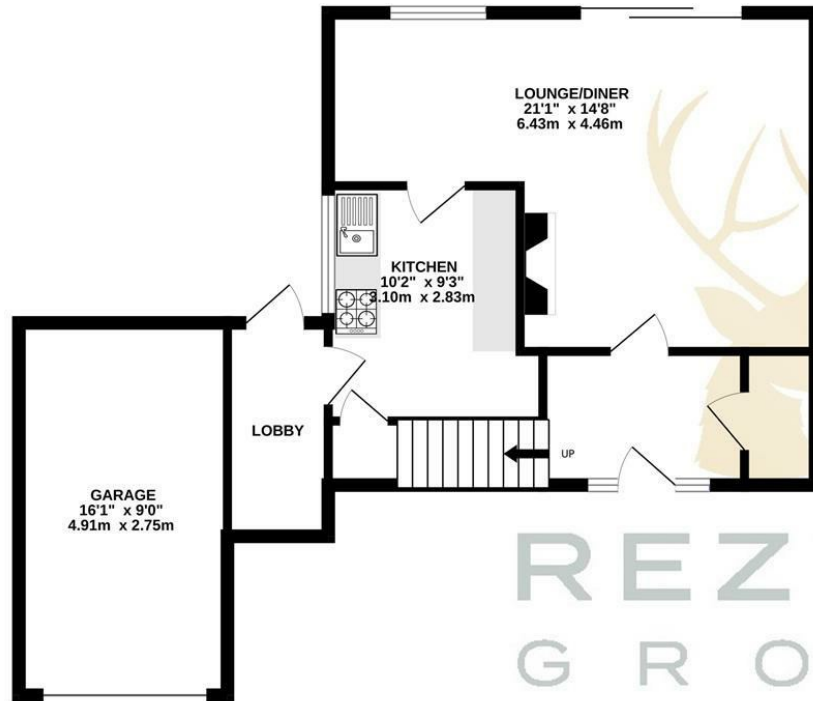








GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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