



REZIDE  
GROUP



LOUGHBOROUGH ROAD,  
OFFERS OVER £255,000



Rezide Estate Agents proudly present this exceptional three double bedroom family home, showcasing a spacious open plan kitchen diner, a cozy lounge adorned with a fireplace, a family bathroom, an ensuite, and a sprawling garden. Nestled in the picturesque village of Mountsorrel, this grand Georgian-style townhouse awaits its new owners. With motivated vendors and a competitive price, this property is poised for a swift sale, making immediate viewing highly recommended.



Approaching the property, you'll immediately notice the newly installed anthracite grey double glazing and the charmingly landscaped front garden, enhancing its curb appeal. Stepping into the lounge, you'll be enveloped by a welcoming warmth, characterised by a Georgian-style fireplace surround with a gas fire, high ceilings adorned with covings, plush carpets, shelving, and fitted storage cupboards.

Transitioning into the kitchen diner through modern oak and glass French doors, you'll discover a spacious, bright, and airy dining area boasting high-quality laminate floors, vibrant blue decorative accents, LED lighting, and a contemporary kitchen. The kitchen features ample work surface and





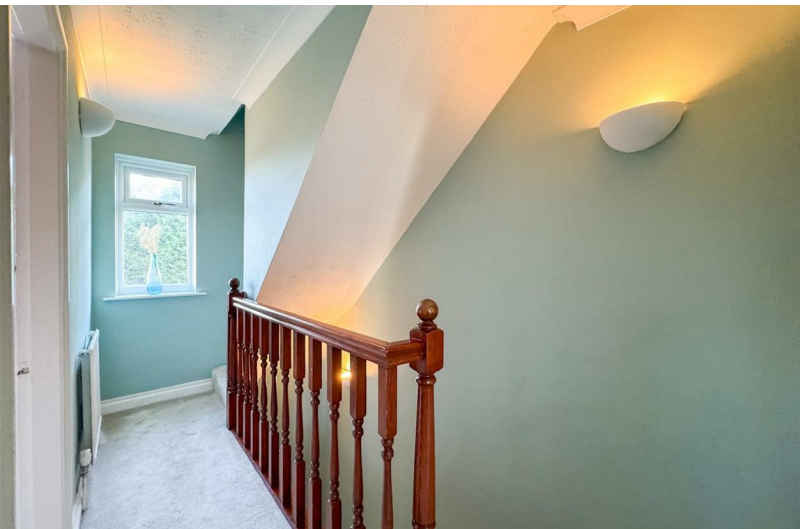


cupboard space with white unit doors complemented by black granite effect work surfaces and white subway-style brick tiles. Complete with integral oven, gas hob, dishwasher, fridge freezer, ceramic sink with chrome mixer tap, and French doors leading out to the garden.

Ascending upstairs, you're greeted by a tastefully decorated landing adorned with carpets and warm wall lights before entering the master bedroom. This spacious retreat offers soft carpets, tastefully decorated walls, characterful







wooden doors, a window overlooking the front garden, and its very own ensuite bathroom with shower cubicle, basin, toilet, and LED lit mirror.

Additionally, the first floor hosts the family bathroom, seamlessly blending period charm with modern amenities. Here, you'll find a corner-style large bathtub with Victorian fittings, a freestanding toilet, and basin vanity unit. Continuing upstairs, two more double bedrooms await, with the larger facing the front of the property and boasting lush carpets and tasteful decoration, while the third bedroom overlooks the rear garden and offers stunning views, solid flooring, built-in wardrobes, and a corner-mounted Combi boiler.

Returning downstairs, you'll find a generously sized garden basking in both morning and evening





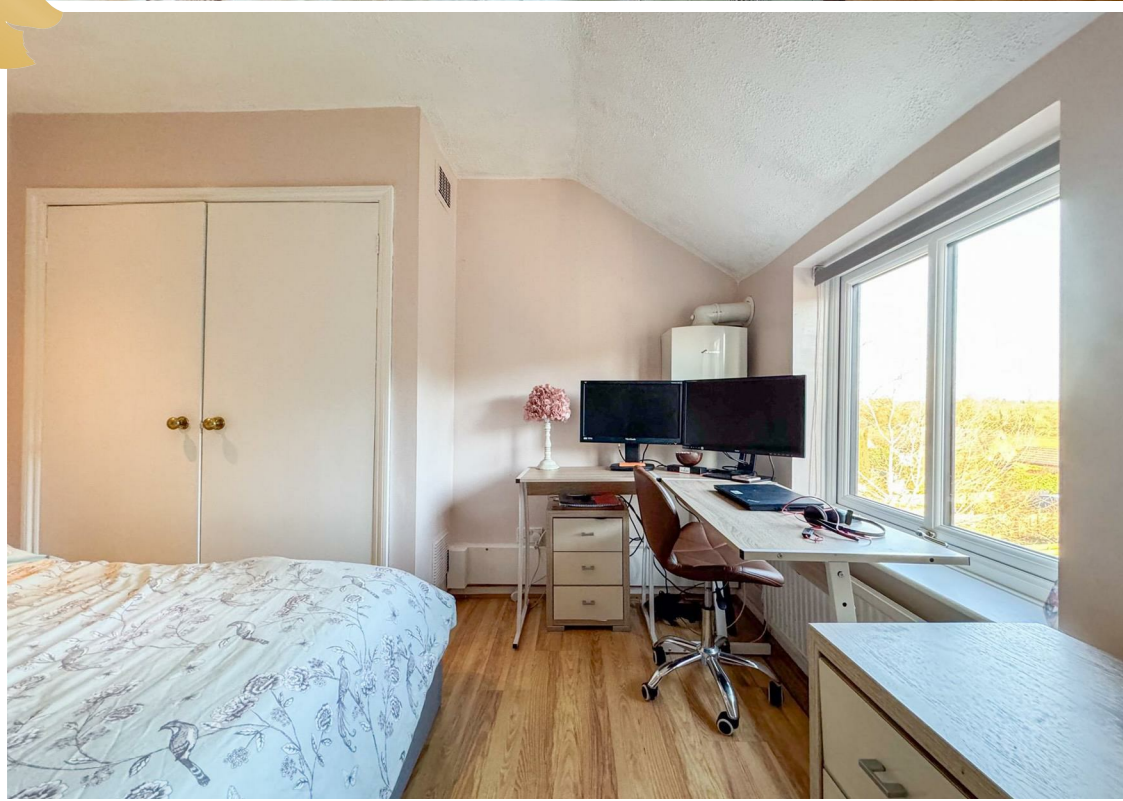


sunshine. Just beyond the french doors, a raised wooden seating area beckons, leading to a lush lawn via a trellis archway adorned with established climbing shrubs. At the bottom of the garden, a raised seating area awaits, enjoying glorious evening sunshine, accompanied by a sizeable shed.

Mountsorrel is a beautiful village boasting various amenities including Leicestershire's only Michelin-starred restaurant, several high-end cafes, a leisure centre with a gym, and the Mountsorrel Memorial Centre, offering a plethora of activities. Scenic walks along the river and around the quarry are also available, along with several inviting pubs, Waitrose, and various shops.

With Mountsorrel's property prices on the rise in recent months, now presents an opportune moment to invest in this burgeoning area.



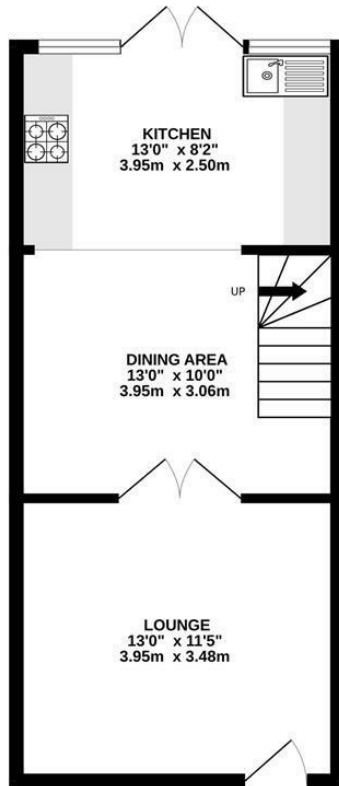




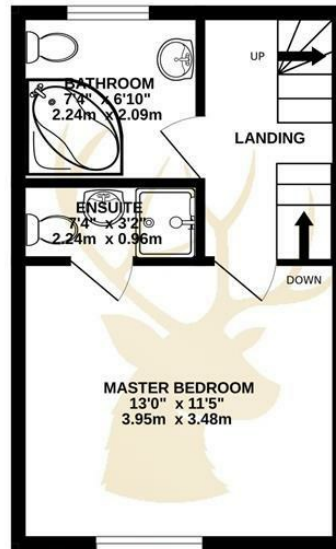




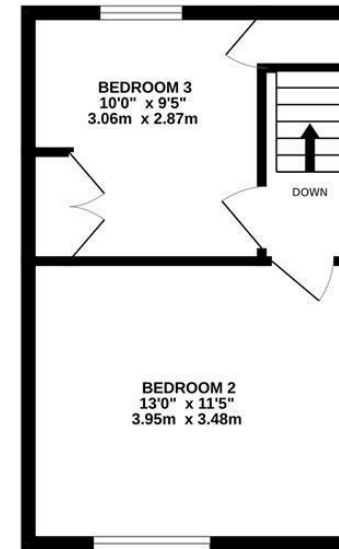
GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



2ND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



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TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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